



GRASSROOTS
REALTY GROUP

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12 Whiteland Bay NE
Calgary, Alberta

MLS # A2247434



\$729,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,363 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Welcome to 12 Whiteland Bay NE! From the moment you arrive, you'll be impressed by the pride of ownership shining through this exceptional property. Nestled in a peaceful, exclusive cul-de-sac, this home sits on a sprawling 10,534 sqft lot—offering space, privacy, and endless possibilities. Close to transit, hospitals, ball diamonds, recreation centers, and golf courses. Easy access to major routes, top-rated schools, and shopping. Quiet, family-friendly neighborhood with a serene cul-de-sac setting. Main Floor Highlights: an open, bright Sunken family room with cozy wood-burning fireplace and living area layout perfect for entertaining, a beautiful Gourmet kitchen featuring newer cabinets, countertops, and stainless steel appliances. 3 spacious bedrooms, including an updated 3-piece ensuite bath and modern main bath. Newer flooring & vinyl windows throughout. Basement is fully developed with separate entrance. Central air conditioning installed in 2019. Shingles replaced in 2020. Low maintenance stucco and brick exterior. Double detached garage. Secure and gated RV parking. Superb deck and patio area. Paved back lane. This meticulously maintained home won't last long—don't miss your chance to own a rare large-lot property in a sought-after location.