



**GRASSROOTS**  
REALTY GROUP

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732 Whitemont Drive NE  
Calgary, Alberta

MLS # A2254035



**\$499,999**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Whitehorn                                                                  |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | Bungalow                                                                   |        |                   |
| Size:     | 1,000 sq.ft.                                                               | Age:   | 1977 (48 yrs old) |
| Beds:     | 3                                                                          | Baths: | 2                 |
| Garage:   | Alley Access, Concrete Driveway, Parking Pad                               |        |                   |
| Lot Size: | 0.09 Acre                                                                  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Low Main |        |                   |

|             |                                                                      |            |      |
|-------------|----------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                           | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                       | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                      | Condo Fee: | -    |
| Basement:   | Finished, Full                                                       | LLD:       | -    |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame                                   | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                      | Utilities: | -    |
| Features:   | Bar, Ceiling Fan(s), No Smoking Home, See Remarks, Separate Entrance |            |      |

Inclusions: N/A

Welcome to this exceptionally well-maintained and beautifully presented home, offering a bright, functional layout and an impressive backyard retreat. Situated directly in front of a park and greenspace for the family to enjoy. The main floor features a spacious, sun-filled living room, a cozy dining area, and a well-appointed kitchen with ample counter space and cabinetry—perfect for both everyday living and entertaining. You'll find three comfortable bedrooms, including a larger primary bedroom, along with a full 4-piece bathroom. The fully developed basement adds tremendous versatility with a large rec room, wet bar, 3-piece bath, laundry area, and generous storage space. Step outside to an expansive, private backyard oasis—ideal for summer gatherings, gardening, or simply unwinding. Pride of ownership is evident throughout this move-in-ready home. Updates include New Furnace (2023), New fence (2023), New Deck (2024)