



GRASSROOTS
REALTY GROUP

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5202 Whitestone Road NE
Calgary, Alberta

MLS # A2264079



\$599,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,102 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	Neg		

This beautifully upgraded WHITEHORN BUNGALOW perfectly blends MODERN COMFORT with LASTING QUALITY. Inside, enjoy REAL HARDWOOD and TILE FLOORING, a HEATED KITCHEN FLOOR, and KITCHENAID STAINLESS STEEL APPLIANCES that elevate everyday living. The SPA-INSPIRED 8-JET TUB adds a touch of luxury, while NEWER VINYL WINDOWS, UPGRADED SIDING, R-80 ATTIC INSULATION, and a NEWER ROOF ensure ENERGY EFFICIENCY and peace of mind. A MID-EFFICIENCY FURNACE, HUMIDIFIER, WATER SOFTENER, and VACUFLO SYSTEM provide year-round comfort. A SEPARATE REAR ENTRANCE offers excellent potential for a FUTURE SUITE or MULTI-GENERATIONAL LIVING. The oversized 22'x24' INSULATED GARAGE features 12-FOOT CEILINGS, an 8-FOOT DOOR, LOFT STORAGE, and a WORKSHOP SETUP—ideal for hobbyists or trades. Outdoors, unwind by the FIREPIT, garden in RAISED BEDS, or entertain under the GAZEBO. With TWO LARGE SHEDS and WOOD STORAGE, space is never an issue. Located on a QUIET STREET near SHOPPING, PARKS, and MAJOR ROADS—this home truly has it all!