



**GRASSROOTS**  
REALTY GROUP

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**304 Whitefield Drive NE**  
**Calgary, Alberta**

**MLS # A2266113**



**\$580,000**

|                  |                                                                     |               |                   |
|------------------|---------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Whitehorn                                                           |               |                   |
| <b>Type:</b>     | Residential/House                                                   |               |                   |
| <b>Style:</b>    | 4 Level Split                                                       |               |                   |
| <b>Size:</b>     | 1,163 sq.ft.                                                        | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 3                                                                   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Asphalt, Parkade, Parking Pad                                       |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, Level |               |                   |

|                    |                                |
|--------------------|--------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas        |
| <b>Floors:</b>     | Laminate                       |
| <b>Roof:</b>       | Asphalt Shingle                |
| <b>Basement:</b>   | Full                           |
| <b>Exterior:</b>   | Brick, Wood Frame, Wood Siding |
| <b>Foundation:</b> | Poured Concrete                |
| <b>Features:</b>   | Central Vacuum, Jetted Tub     |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** n/a

Welcome to the perfect family home or turnkey investment property! This well-maintained detached house sits on a spacious oversized lot with 60 feet of frontage. Located on a desirable street with many front-drive garage homes, it offers over 2,200 sq. ft. of fully finished living space. The timeless design includes three bedrooms upstairs and two and a half baths, including a convenient two-piece master en-suite. The long-paved driveway accommodates up to six cars or even a trailer. Inside, you'll find a welcoming front entry leading to an open-concept living/dining room and a roomy eat-in kitchen, with space for a kitchen island. The lower level features a cozy family room with a wood-burning fireplace, a second full bath with laundry, and a hot tub room that can be transformed into an office, gym, or extra bedroom for larger families or guests. The basement boasts plenty of room for a rec area and a workshop. Updates include laminate flooring on the main level, fresh paint throughout, central vacuum, an updated electrical panel, a newer furnace motor and coupler, and a roof less than 10 years old. Outside, enjoy the west-facing deck, a huge yard, and your very own apple tree. Conveniently located steps from parks, playgrounds, hospitals, the airport, and shopping centers, as well as schools like Annie Gale Junior High, Chief Justice Milvain, and Colonel J. Fred Scott Elementary School.