



**36 Whitnel Place NE
Calgary, Alberta**

MLS # A2289333



\$499,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	924 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, See Remarks, Storage, Vinyl Windows		

Inclusions: n/a

This is a fabulous home, meticulously upgraded over the years with careful consideration to energy efficiency. The main floor boasts gorgeous hardwood flooring throughout the main floor drenched in sunlight through by the big bright TRIPLE PANE windows in the spacious living room and 2 main floor bedrooms. The kitchen provides generous cupboard and countertop space in top notch condition along with stylish/durable ceramic floor tiling. The bathroom is smartly developed and highlighted by solar tube lighting and includes luxurious heated flooring. The large windows in the lower level of the bi-level make the living spaces feel bright and airy with extensive living spaces in both bedrooms and the comfortable family room/ theater space. Laundry/utility room provides lots of room and includes plenty of extra storage. The real highlight of the home is the solar power array in which the current owner enjoys "free electricity" averaged out over the course of the year. (ask for details) The home is extra energy efficient with the implementation of the triple pane windows, extra spray foam insulation in portions of the basement, and new exterior house wrap and siding. The home sits on a gorgeous lot complete with high end stamped concrete, roomy deck, huge double car garage and an ample storage shed with its own solar lighting. The location is unparalleled for the growing family on a quite cul-de-sac attached to a large well-equipped park/playground just steps away and a short stroll to school. Incredible value , absolutely move in condition with tons of living space in a terrific location and bonus electric supply; no disappointments!