



**40 Whiteram Way NE
Calgary, Alberta**

MLS # A2142550



\$697,700

Division:	Whitehorn		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,744 sq.ft.	Age:	1982 (42 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Suite

LLD: -

Exterior: Brick, Wood Siding

Zoning: R-C1

Foundation: Poured Concrete

Utilities: -

Features: Beamed Ceilings, Built-in Features, High Ceilings, See Remarks, Separate Entrance, Vaulted Ceiling(s)

Inclusions: NA

VERY SOLID 2 STOREY EXECUTIVE HOME IN WHITEHORN ESTATES. 3 SPACIOUS BEDROOMS UPPER FLOOR . MASTER W/ENSUITE. HIGH VAULTED CEILINGS AT MAIN LEVEL WITH FORMAL DINING, LIVING AND LARGE SUNKEN FAMILY/BONUS ROOM , LAUNDRY AND HALF BATH + SLIDING DOORS TO BACKYARD. BASEMENT IS LARGE REC. ROOM, KITCHEN, BATH AND OFFICE/DEN IS AN ILLEGAL SUITE . DOUBLE FRONT ATTCHED GARAGE. OFFERS WELCOME!!!! WALK TO SCHOOLS, LRT,SHOPS,ETC.