



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**16 Whiteram Mews NE**  
**Calgary, Alberta**

**MLS # A2143843**



**\$675,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Lawn, Garden, Irregular Lot		

<b>Heating:</b>	Central, Fireplace(s), Hot Water, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Post & Beam, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this great 4 bedroom, 3 bath bungalow located in a quiet cul-de-sac in Whitehorn! The main floor offers an open floor plan with the living room open to the kitchen. The Kitchen has been updated with granite counters, centre island, tile backsplash, S/S upgraded appliances, and offers plenty of cupboard and counter space. Your family will enjoy relaxing in a good sized living room, boasting a unique gas fireplace, hardwood flooring and an abundance of natural lighting from the many windows. The Dining Room separates the Kitchen and Living Room and offers adequate space for a large table for family gatherings. The primary bedroom is spacious, offering the convenience of a 3 pce ensuite and walk in closet. Two additional bedrooms are on the main floor that are a good size. The main floor bathrooms have been updated recently and boast granite countertops to match the Kitchen. Downstairs is fully developed with older finishing, consisting of a 4th bedroom, family room, another 4 pce bathroom, utility and storage room. A 2 car attached garage offers to the convenience of this home, with additional parking for an RV or extra vehicle. The yard features a large corner lot, giving you plenty of space to enjoy year round. This property is conveniently located near schools, stores, the Peter Lougheed hospital, and offers good access for commutes. Additionally, there are scenic downtown and mountain views. View this great property quickly to avoid disappointment.