



**GRASSROOTS**  
REALTY GROUP

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**88 Whitefield Crescent NE**  
**Calgary, Alberta**

**MLS # A2146875**



**\$729,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,911 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Pie Shaped Lot		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Brick, Concrete, Other, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Separate Entrance, Stone Counters, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1

**Utilities:** -

**Inclusions:** n/a

Welcome to this charming custom-built, two-story home, crafted by the original owners in 1981. The main level features a cozy wood-burning fireplace in the living area and a living room with a stunning vaulted ceiling. The kitchen is a chef's delight, featuring stainless steel appliances, granite countertops, and plenty of counter space for meal preparation. Upstairs, you'll find vinyl flooring in all the bedrooms and hallway, providing durability and easy maintenance. The three spacious bedrooms, including a master bedroom with a four-piece en-suite bathroom for added comfort and privacy. Downstairs, the basement offers additional living space with 8-foot ceilings, a bedroom, and a rough-in bathroom. It also features a wood-burning fireplace, perfect for creating a cozy retreat. The partly unfinished basement includes a separate entrance, providing flexibility for customization, such as adding a suite (with city approval) for extra income. The home has two furnaces and two hot water tanks, ensuring comfort and efficiency. The windows are from Pella Windows, a reputable company known for quality craftsmanship, highlighting the home's superior construction. Outside, the property sits on a generous 7,000+ sqft pie-shaped lot—one of the largest in the neighborhood—offering ample outdoor space, including RV parking, fruit trees, and space for a garden in the large backyard. With direct access to a school, it provides convenient amenities and a family-friendly environment. This home boasts easy access to major thoroughfares, nearby schools, transit options just around the corner, and walking paths, ensuring convenience for daily commuting, errands, and outdoor activities. There is also a bus route that takes you directly to the University of Calgary, making it ideal for students and faculty. Combining classic charm with

modern updates, this home is perfect for those looking to settle in a well-established neighborhood. Don't miss out on the opportunity to make this unique property your own!