



**63 Whiteram Court NE
Calgary, Alberta**

MLS # A2171208



\$719,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,796 sq.ft.	Age:	1981 (43 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Skylight(s)		

Inclusions: Security cameras, Tv mounts

Open House Sunday 2-4 pm !!! DISCOVER the ULTIMATE Convenience and Spaciousness in this STUNNING 6-BEDROOM and 4-FULL BATHROOM HOME. This HOME is nestled on a Corner of Cul-de-sac lot in the desirable Whitehorn neighborhood. Enjoy easy access to nearby C-Train Station, Hospital, Schools and all Shopping Centers and making daily commutes and errands a breeze. Each level of this home features its own separate washer and dryer, providing maximum convenience for you and your family. Additionally, each level has its own access door, offering privacy and security. The open-concept layout creates a spacious and inviting living area, flooded with natural light from the skylight located in the main living room. The separate entrance to the finished illegal suite offers flexibility for additional living space. Main level, you'll find a beautifully appointed kitchen featuring quartz countertops, stainless steel appliances, and a convenient European-style washer and dryer. The primary bedroom is a true retreat, complete with access to a deck where you can relax and enjoy the outdoor. This home is move-in ready with one-year-old carpet upper level and heated double garage for year-round comfort. Additionally, enjoy the durability and easy maintenance of LVP vinyl flooring throughout the main floor. Outside, the poured concrete pathways and patio provide a stylish and low-maintenance and space for entertaining or simply enjoying the fresh air. Don't miss the opportunity to make this beautiful home your own. Schedule a showing today and experience all that this property has to offer.