



**423 Whitehorn Place NE**  
**Calgary, Alberta**

**MLS # A2172802**



**\$859,999**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Whitehorn   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,682 sq.ft.  | <b>Age:</b>   | 1975 (49 yrs old) |
| <b>Beds:</b>     | 7   | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Off Street, Parking Pad, RV Access/Parking      |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, L |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, See Remarks   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters, Sauna, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | 2 Big Wooden Sheds  |                   |      |

PRICE REDUCED . WOW BIG HOME ON A BIG PIE SHAPED LOT RENOVATED ABOVE GRADE 6 BEDROOMS HOME !! LOCATION!LOCATION!LOCATION! QUIET CULDESAC,ADJACENT TO A PARK,TUCKED AWAY IN WHITEHORN'S MOST BEAUTIFUL CORNER. THIS HOUSE WAS EXTENDED IN 2007 SO HALF CONSTRUCTION OF THIS HOUSE IS ONLY 17 YRS OLD SECOND FURNANCE WAS ADDED WITH THIS EXTENSION(VIEW IN PICTURES), DRAWINGS ARE AVAILABLE IN THE SUPLIMENTS. CLOSE TO ALL SCHOOL LEVELS, TRANSIT, HOSPITAL AND SHOPPING CENTRE. HUGE PARKLIKE BACKYARD WITH LOADS OF ROOM FOR A 4 OR 5 CAR GARAGE ON PAVED BACK LANE. ATTACHED GARAGE DEVELOPED BASEMENT SUITE ILLEGAL, WITH SHOWER AND SAUNA. 5 GOOD SIZE BEDROOMS UP WITH TWO ENSUITES(2MASTER BEDROOMS) MAINFLOOR ROOM CAN BE USED AS A BEDROOM OR AN OFFICE AS IT HAS TWO DOORS ONE OPENS IN THE GARAGE AND ONE INSIDE THE HOUSE, THIS ROOM IS ATTACHED TO BASEMENT ALSO THROUGH STAIRS. OVERSIZE DOUBLE INSULATED GARAGE. BIG BIG BACKYARD AND ALSO ON THE PARK WITH PAVED BACK LANEON A PIESHAPED LOT. TWO BIG STORAGE SHEDS ARE THERE FOR ALL YOUR TOYS. BACK YARD HAS LOT OF CONCRETE ANS ASHPHAULT PAVED PARKING SPACE FOR YOUR PICKUP AND TRAILER AND FEW MORE VEHICLES INSIDE THE FENCE. VERY GOOD FOR GARDEN LOVERS AND OR CONSTRUCTION CONTRACTORS, LOTS TO MENTION. MUST SEE.