



GRASSROOTS
REALTY GROUP

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423 Whitehorn Place NE
Calgary, Alberta

MLS # A2190613



\$849,999

Division:	Whitehorn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,682 sq.ft.	Age:	1975 (50 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Pa		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Sauna, Storage, Walk-In Closet(s)		

Inclusions: TWO BIG WOODEN SHEDS.

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.