



GRASSROOTS
REALTY GROUP

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5023 Whitehorn Drive NE
Calgary, Alberta

MLS # A2211556



\$599,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	899 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Smoking Home, Pantry		

Inclusions: freezer in basement and 1 ceiling fan in dining room

We know what you need and here it is. Over 1500 sq ft of livable space . Welcome to this beautifully updated with a total of 3 bedrooms , 2 bathrooms 4 level spilt family home with a cozy farmhouse charm. Nestled on a desirable corner lot in the heart of the community of Whitehorn. This home offers charm, functionality and convenience. The property boasts a freshly renovated interior , featuring brand new flooring , fresh paint and like new appliances!. Upon entering , you'll be welcomed by a cozy living room, a spacious Kitchen and pantry, a bright dining room. Theres additionally a 4 pc s bathroom on main and a spacious master bedroom which is current used as the sellers craft room. Just off the Kitchen are French doors that leads out to the back yard with that Alberta Big Sky southern exposure. Theres ample room in the back yard for the children to play with the built in sand box, additionally there's Natural gas BBQ hook up, two storage shed and access to the detached large double garage . The back yard is fully fenced with areas for potting out plants. This vibrant , family friendly neighborhood is home to excellent schools , including Colonel J. Fred Scott school (kindergarten to Grade 6, Chief Justice Milvian school, (kindergarten to grade 6),Annie Gale School (grade 6-9) Lester B Pearson High school (grade 10-12). The Whitehorn Community Association provides easy access to various programs and services, including children's activities , seniors' programs, playgroups and fitness classes-all within walking distance. Enjoy nearby tennis and basketball courts , outdoor skating rinks as well expansive green spaces , bike paths and parks. Perfect for children and outdoor enthusiasts. Theres excellent transit access close to LRT station and abundance of local and major amenities-including a plaza across the street featuring a convenience store, Pharmacy,

soon to be a Doctors office. Also a barbershop , liquor store , Pizza and Chinese food. The property is close access to shopping mall/Grocery stores , school playgrounds , bike paths , swimming pools and the Hospital. This home is designed for both convenience and comfort, Don't miss the opportunity to make this property your own!