

356 WHITWORTH Way NE  
Calgary, Alberta

MLS # A2176469



## \$499,900

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,447 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Parquet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Garbage Collection, PH
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Chandelier, Pantry, Soaking Tub		

**Inclusions:** Alarm System, Blinds, Garage Door System

WELCOME to this 4-level Split Home that has 2311.37 Sq Ft of DEVELOPED LIVING SPACE, 3 GOOD-SIZED Bedrooms, 2 Full Bathrooms, a 10'x7' STORAGE Room, a DETACHED DOUBLE GARAGE, a DECK, + a PATIO, on a 3261 Sq Ft LOT in a CUL-DE-SAC in the Community of WHITEHORN!!! The Window in the Foyer, + the Bay Windows in the Living/Dining Rooms have NATURAL LIGHT coming in, + the VAULTED CEILINGS make it SPACIOUS, + BRIGHT. There is plenty of room to ENTERTAIN w/FAMILY, + FRIENDS as you GATHER together making WARM MEMORIES. There is an ARCHED opening w/Railing to see into the Flex/Family Room below. The HEART of the HOME is the Kitchen consisting of WOOD Cabinetry, SS/White Appliances, Tiled Flooring, + a BREAKFAST NOOK area which can also be used for extra seating, or storage as you can prep for food/baking. A set of stairs leads to the 4 pc Bathroom w/SOAKER Tub, the 2nd Bedroom, the Primary Bedroom, the 3rd Bedroom, + Linen Closet. Back to the Main Floor are 3 stairs leading down to the Lower Floor which has the Flex/Family Room w/STONE WOOD-BURNING Fireplace incl/Mantle for those chilly nights as you curl up on the couch reading a book or take a nap while you put your feet up after a long day. A GREAT area for having LOVED ONES come over as a Patio Door leads out to the Deck, + in the Backyard. There is a closet, + a 3 pc Bathroom. Heading down to the Full Basement, is the MASSIVE Recreation Room waiting to be used as an additional FAMILY area whether you have MOVIE/GAME Nights or set up a MUSIC Room. There is a DEN or OFFICE area off that, a Flex Room, an unfinished STORAGE Room, a Laundry Room w/Sink, + the Utility Room (New H2O Tank). Upgrades incl/NEW

PAINT for the Interior/Ceilings, Exterior House/Window Trims, + Iron Guard Rails. NEW Garage Door System (provided but uninstalled), NEW Motion Sensor Lights at the front entrance, + Full Home Security Alarm System is activated & transferable. In the SOUTH FACING BACKYARD is the NEW Deck, + Patio area for BBQs while having people visit, or to set up seating to LOUNGE or RELAX in the Sunshine. An area that could be used for a Firepit to watch the stars at night, or sit near the Large Tree providing Shade, a Garden, + the Garage. The Whitehorn Community Centre offers PROGRAMS/EVENTS for every age group, a year-round Outdoor Rink, Community Garden, + Tennis Courts run by the City of Calgary. This COMMUNITY has many Amenities within WALKING DISTANCE to Schools, Shopping, Restaurants, Gyms, Playgrounds, Parks, + easy access to major traffic routes such as McKnight Blvd, 36th Street, + Metis Trail. BOOK your showing TODAY!!!