



**55 Whitehaven Crescent NE
Calgary, Alberta**

MLS # A2300258



\$660,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Whitehorn | | |
| Type: | Residential/House | | |
| Style: | 2 Storey Split | | |
| Size: | 1,562 sq.ft. | Age: | 1983 (43 yrs old) |
| Beds: | 4 | Baths: | 2 full / 3 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan | | |

Inclusions: Extra Fridge in Sunroom, Custom Granite Dining Table with Chairs

Welcome to 55 Whitehaven Crescent, a beautifully maintained and extensively upgraded home nestled on a quiet street in the desirable Whitehorn community. This spacious residence offers 4 bedrooms, 2 full bathrooms, and 3 half bathrooms—perfect for growing families or those who love to entertain. Step inside to a bright and inviting main floor featuring stunning vaulted ceilings that enhance the sense of space and natural light. The main level consists of a welcoming living room, cozy family room, formal dining area, a fully upgraded kitchen, and a convenient 2-piece bathroom. A custom light fixture adds a stylish focal point, elevating the home’s modern appeal. The kitchen is a true showstopper, showcasing modern cabinetry, new countertops, and newer appliances (2022). Complementing the space is a custom granite dining table that perfectly matches the kitchen countertops, creating a seamless and elegant dining experience. Upstairs, you’ll find a spacious primary bedroom complete with a 3-piece ensuite and a walk-in closet featuring custom cabinetry. Two additional well-sized bedrooms and a 3-piece bathroom complete the upper level—ideal for family living. The fully developed basement offers even more functional space, including an additional bedroom, a large recreation room, a 2-piece bathroom, a separate 1-piece shower, laundry area, storage, and a utility room. Enjoy the added bonus of a sunroom—perfect for year-round relaxation. Extensive upgrades completed in 2022 include new flooring, doors throughout, windows (excluding sunroom), railings, bedroom closet doors, and custom closets. The main floor powder room features a custom countertop for a refined touch. Major mechanical updates include a new furnace and hot water tank (2022), providing peace of mind for

years to come. Located close to schools, parks, shopping, and transit, this move-in-ready home offers the perfect blend of comfort, style, and convenience. Don't miss this incredible opportunity to own a fully upgraded home in a family-friendly neighbourhood!