



GRASSROOTS

REALTY GROUP

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**92 Whitlock Close NE
Calgary, Alberta**

MLS # A2305994



\$634,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,477 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: 2 X Stove, 2 X Refrigerator, Dishwasher, Washer, Dryer

Open house Saturday May 9 - noon to 3 Pm! Welcome to this spacious 1,477 sq ft bungalow in the heart of Whitehorn, situated on a massive 7,111 sq ft pie-shaped lot! This well-maintained home offers excellent curb appeal with its classic brick exterior, mature trees, and welcoming front entry. Inside, you'll find an exceptional layout featuring a bright and expansive family room along with a separate living room complete with a charming wood-burning fireplace—perfect for both relaxing and entertaining. Large front-facing windows bring in plenty of natural light, while the centrally located kitchen seamlessly connects the living spaces for a functional and inviting flow. The main floor boasts three generously sized bedrooms, all with ample closet space. The primary bedroom is a standout at 15' x 12', featuring its own private ensuite. The basement offers an illegal suite with a separate rear entrance, complete with its own kitchen, a large living area, full bathroom, one bedroom, and additional storage—ideal for extended family or potential rental income. The mechanical room is impressively spacious and includes an updated high-efficiency furnace. Outside, you'll find a long asphalt driveway providing ample off-street parking, along with a truly oversized backyard. Spanning over 90 feet wide, the pie-shaped lot creates a unique sense of space and privacy, with plenty of room for outdoor enjoyment. Whether hosting gatherings, letting kids and pets run freely, or simply relaxing, the yard offers flexibility and room to grow. With its depth, width, and usable layout, this is a rare outdoor space that's hard to find—offering endless potential while still feeling private and functional.