



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**5071 Whitestone Way NE  
Calgary, Alberta**

**MLS # A2309123**



**\$599,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Mixed, Shingle Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Separate Entrance		

**Inclusions:** Storage on Backyard.

WELCOME to this BEAUTIFUL & SPACIOUS BUNGALOW in the heart of Whitehorn featuring 6 BEDROOMS, 2 FULL BATHS, 1 HALF BATH and an ILLEGAL BASEMENT SUITE with SEPARATE SIDE ENTRANCE! Offering OVER 2,100 SQ.FT. of developed living space, this home is PERFECT for LARGE families, multi-generational living, or INVESTMENT opportunity! The MAIN FLOOR offers OVER 1,117 SQ.FT. with a BRIGHT & SPACIOUS living room, FORMAL DINING area, and beautiful HARDWOOD flooring. Functional kitchen layout with plenty of CABINET SPACE, tiled flooring, and cozy eating area. You will also find 3 GOOD-SIZED BEDROOMS and a FULL BATHROOM on the main level. The FULLY DEVELOPED BASEMENT offers OVER 995 SQ.FT. of living space featuring 3 ADDITIONAL BEDROOMS (windows not egress), a LARGE SECOND LIVING ROOM, spacious kitchen with NEWLY BUILT CABINETS & QUARTZ COUNTERTOPS, 1 FULL BATH plus a convenient 2-PIECE ENSUITE BATHROOM. Enjoy the HUGE BACKYARD with a LARGE DECK and an OVERSIZED INSULATED & HEATED GARAGE (Almost 23' x 21') - a HANDYMAN'S DREAM WORKSHOP! Additional highlights include 3 MORE REAR PARKING PADS plus AMPLE FREE STREET PARKING. Excellent LOCATION close to SHOPPING CENTRES, SCHOOLS, PARKS, and PUBLIC TRANSIT. Bus stop is only a 2-MINUTE WALK away! Great opportunity for FIRST-TIME BUYERS, LARGE FAMILIES, or INVESTORS!