



GRASSROOTS
REALTY GROUP

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60 Whitaker Close NE
Calgary, Alberta

MLS # A2320647



\$564,500

Division:	Whitehorn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,170 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Off Street, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, 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:	Ceiling Fan(s), Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Second Electric Stove, Microwave Hood Fan, Refrigerator, Washer and Dryer is the lower level suite

LEGAL BASEMENT SUITE | SEPARATE ENTRANCE & SEPARATE LAUNDRY | 4 TOTAL BEDROOMS AND 3 BATHROOMS | BEAUTIFULLY UPDATED THROUGHOUT | NO REAR NEIGHBOURS | 5 MINUTE WALK TO WHITEHORN LRT STATION | VACANT & MOVE-IN READY. Set within an established Whitehorn location, this updated 4-level split combines flexible living space with a legal basement suite, making it an excellent opportunity for homeowners seeking additional versatility. Fresh finishes, a neutral colour palette and luxury vinyl plank flooring throughout create a cohesive look with no carpet to maintain. Natural light pours through bayed windows in the living room, creating an inviting setting for everyday living and entertaining. Culinary creativity is inspired in the beautifully renovated kitchen where white cabinetry, quartz countertops, stainless steel appliances, an updated backsplash and a pantry come together for both style and function. Meals feel bright and connected in the adjacent dining area where another bayed window and patio doors encourage an easy indoor-outdoor lifestyle. Upstairs, restful evenings await in the spacious primary bedroom featuring a walk-in closet and a private beautifully renovated 3-piece ensuite. Two additional bedrooms accommodate family, guests or a home office while a renovated 4-piece bathroom completes the level. Downstairs, the legal suite benefits from its own separate entrance and the same updated flooring found throughout the home. Quiet nights become even more enjoyable beside the wood-burning fireplace framed by a full-height whitewashed brick surround. Decorative wainscoting, built-in storage and a wet bar enhance both character and functionality within the comfortable living area. Nearby, a bedroom and updated 3-piece bathroom provide comfortable accommodation for occupants. Another level down, a

spacious recreation area adapts easily to movies, games, hobbies or additional living space. Modern finishes continue into the upgraded kitchen where quartz countertops, full-height cabinetry and some stainless steel appliances contribute everyday convenience. Separate laundry for the suite adds privacy and independence. Outside, a side deck extends the living space while the fenced backyard offers plenty of grassy area for children, pets and outdoor enjoyment. A front parking pad ensures practical off-street parking. Daily commuting becomes remarkably convenient with Whitehorn LRT Station just a 5-minute walk away, while nearby shopping, restaurants, schools, Peter Lougheed Centre and major roadways keep everything within easy reach. Vacant possession allows for a seamless move and immediate enjoyment of this move-in-ready home. Note that some pics are virtually staged.