



GRASSROOTS
REALTY GROUP

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5048 Whitestone Way NE
Calgary, Alberta

MLS # A2321693



\$559,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,100 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Vinyl Windows		

Inclusions: Basement: Electric Stove, Fridge

Close to CBE Chief Justice Milvain & Lester B. Pearson Schools | 1,100 SqFt | Pie-Shaped Lot | Bi-Level | 2 Bedroom Basement Suite (Illegal) | Beautifully Upgraded Bathrooms with Modern Design Palettes | Total 5 Bedrooms & 3 Bathrooms | Open & Functional Floor Plan | Spacious Kitchen | Laminate Countertops | Ample Cabinetry | Bay Window | Abundant Natural Light | Sizeable Bedrooms | Main Level Primary with 4pc Ensuite Bath | Basement Separate Interior Entry | 2 Spacious Bedrooms | Wide 4pc Bath | Rec Room with Fireplace | Shared Basement Laundry | Huge Backyard | Beautiful Raised Wooden Deck | Rear Lane | Rear Parking | Stucco Siding | Manicured Front Yard. Welcome home to this well-maintained bi-level situated on a pie-shaped lot in the established community of Whitehorn. Offering 5 bedrooms, 3 full bathrooms & a functional layout with a 2-bedroom basement suite (illegal), this home is an excellent opportunity for first-time home buyers, growing families or investors looking to expand their portfolio. Step inside to a bright & welcoming main level where an open & functional floor plan is complemented by abundant natural light pouring through the large bay window. The spacious living room flows effortlessly into the dining area, creating a comfortable space for everyday living & entertaining. The kitchen is thoughtfully designed with laminate countertops, ample cabinetry & generous counter space, making meal preparation both practical & enjoyable. The main level is complete with 3 sizeable bedrooms & 2 full bathrooms, including a spacious primary bedroom with its own private 4pc ensuite. The additional bedrooms share the beautifully upgraded main bathroom finished with a modern design palette. A separate interior entrance leads to the lower level where the basement suite (illegal) offers excellent flexibility for extended

family or future rental potential. This level features 2 spacious bedrooms, a wide 4pc bathroom, a comfortable recreation room centred by a fireplace, a functional kitchen & shared laundry conveniently located on the basement level. Outside, the huge pie-shaped backyard provides endless space for children, pets, gardening & outdoor entertaining. Rear lane access adds convenience with your rear parking pad while the manicured front yard & attractive stucco exterior create fantastic curb appeal. Ideally located close to CBE Chief Justice Milvain School, Lester B. Pearson High School, parks, shopping, transit & everyday amenities, this home combines space, versatility & an unbeatable location. Hurry & book your showing today!