



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5071 Whitestone Way NE
Calgary, Alberta

MLS # A2332073



\$499,900

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

Heating:	Forced Air
Floors:	Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Metal Siding , Mixed, Shingle Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Storage in 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!