

\$674,900 - 307 Whitehorn Place Ne, Calgary

MLS® #A2136518

\$674,900

4 Bedroom, 3.00 Bathroom, 1,369 sqft

Residential on 0.13 Acres

Whitehorn, Calgary, Alberta

Welcome to this beautifully updated fully developed, 4-level split. With over 2000 sq. feet of developed living space, this home is ready for your family to move in and enjoy! If you are weary of looking at homes that are partially renovated, great on the inside but terrible on the outside, or not located in an area of the neighborhood you like, look no more. This home is located in one of Whitehorns most desirable cul-de-sacs. As soon you drive up to it, you will see how lovingly it has been cared for. Its exterior looks modern and inviting, with meticulously poured concrete stairs & outdoor/seating/patio areas along the home's side & side/rear. From the moment you enter, you will feel like you have arrived home. The main living area is wide open, bright, expansive, & inviting. Its features include a beautifully appointed modern kitchen with a grand center Island, a generous dining area that has direct access to your West backing deck, back yard, & rear patio area, along with a large living/great room.

This entire area is a fabulous space to entertain family & friends. Finishing & feature details on this level include extensive engineered hardwood flooring, quartz countertops, & an island that features extra storage space, along with loads of room for extra seating. The kitchen also features a stainless steel appliance package. On the upper level, you have 3 good-sized bedrooms. Both the 3 piece ensuite and 4-piece main bathroom on this level feature



quartz and tile finishing along with the same caliber of cabinetry as the rest of the home. A rare feature in this 4-level split is that you have access to the 3rd level from both the back and front entrances. On this 3rd level, you have your laundry room/ area which is conveniently located, but out of the way, from the main floor. You have a 4th bedroom, a 2 piece bathroom, & a beautiful family room with a central brick wood-burning fireplace that is accentuated with bookshelves on either side. This area also features the same blonde, engineered hardwood flooring as on the main.

The 4th /basement level features another TV room along with a designated exercise or 'gym' area. Like the bedrooms & the staircases, it features carpet flooring. On this level, you also have the utility room & a generous sunken area for storage. Outside you have a large oversized insulated double garage so your cars have a home too! Some of the upgrades that may not be as 'apparent' are drop-down ceilings, a new garage door system(2019), new eavestroughs (2022), triple pane windows, a high-efficiency furnace, a hot water tank, & increased attic insulation. This home offers the 'whole ' package. To the home's rear left is a playground, it's within walking distance to an Elementary School, junior High School, the community center, tennis courts, bike & walking paths., it's close to the LRT, shopping & the Peter Lougheed Hospital. Stop by on Saturday June 1/24 for our open house 1;30-4 pm.

Built in 1976

Essential Information

MLS® #	A2136518
Price	\$674,900
Sold Price	\$675,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,369
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	307 Whitehorn Place Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 1Y1

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection
Parking Spaces	2
Parking	Alley Access, Asphalt, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Rear Drive

Interior

Interior Features	Bookcases, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Lawn, Landscaped, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 10th, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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