



## 356 WHITWORTH Way Calgary Alberta

\$499,900

WELCOME to this 4-level Split Home that has 2311.37 Sq Ft of DEVELOPED LIVING SPACE, 3 GOOD-SIZED Bedrooms, 2 Full Bathrooms, a 10'2" X 7'10" STORAGE Room, a DETACHED DOUBLE GARAGE, a DECK, + a PATIO, on a 3261 Sq Ft LOT in a CUL-DE-SAC in the Community of WHITEHORN!!! The Window in the Foyer, + the Bay Windows in the Living/Dining Rooms have NATURAL LIGHT coming in, + the 10' VAULTED CEILINGS make it SPACIOUS, + BRIGHT. There is plenty of room to ENTERTAIN w/FAMILY, + FRIENDS as you GATHER together making WARM MEMORIES. There is an ARCHED opening w/Railing to see into the Flex/Family Room below. The 'HEART of the HOME' is the Kitchen consisting of WOOD Cabinetry, SS/White Appliances, Tiled Flooring, + a BREAKFAST NOOK area which can also be used for extra seating, or storage as you can prep for food/baking. A set of stairs leads to the 4 pc Bathroom w/SOAKER Tub, the 2nd Bedroom, the Primary Bedroom, the 3rd Bedroom, + Linen Closet. Back to the Main Floor are 3 stairs leading down to the Lower Floor which has the Flex/Family Room w/STONE WOOD-BURNING Fireplace incl/Mantle for those chilly nights as you curl up on the couch reading a book or take a nap while you put your feet up after a long day. A GREAT area for having LOVED ONES come over as a Patio Door leads out to the Deck, + in the Backyard. There is a closet, + a 3 pc Bathroom. Heading down to the Full Basement, is the MASSIVE Recreation Room waiting to be used as an additional FAMILY area whether you have MOVIE/GAME Nights or set up a MUSIC Room. There is a DEN or OFFICE area off that, a Flex Room, an unfinished STORAGE Room, a Laundry Room w/Sink, + the Utility Room (New H2O Tank). Upgrades incl/NEW PAINT for the Interior/Ceilings, Exterior House/Window Trims, + Iron Guard Rails. NEW Garage Door System (provided but uninstalled), NEW Motion Sensor Lights at the front entrance, + Full Home Security Alarm Sy...

Primary Bedroom 12.17 Ft x 10.08 Ft

Bedroom 10.17 Ft x 8.83 Ft

Bedroom 8.67 Ft x 8.33 Ft

4pc Bathroom 8.75 Ft x 4.92 Ft

Recreational, Games room 17.50 Ft x 16.25 Ft

Furnace 9.50 Ft x 4.25 Ft

Family room 18.83 Ft x 10.92 Ft

Other 13.58 Ft x 10.17 Ft

3pc Bathroom 8.42 Ft x 4.92 Ft

Living room 14.00 Ft x 12.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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|--------------|--------------------|-------------|---------------------|
| Den          | 9.42 Ft x 9.25 Ft  | Other       | 11.92 Ft x 11.75 Ft |
| Other        | 9.83 Ft x 9.50 Ft  | Dining room | 14.25 Ft x 8.58 Ft  |
| Laundry room | 8.08 Ft x 5.83 Ft  | Foyer       | 4.83 Ft x 4.42 Ft   |
| Storage      | 10.17 Ft x 7.83 Ft |             |                     |