



# 15 Whitewood Bay Calgary Alberta

\$539,900

Welcome to 15 Whitewood Bay NE, nestled in the heart of the family-friendly community of Whitehorn! Located on a quiet cul-de-sac, this charming single-family home with 1,515 square feet of living space is perfect for those seeking comfort, functionality, and convenience. With a single attached garage, an additional parking pad, and great curb appeal with a covered front porch, this home sets the stage for inviting and practical living. Step inside to find a spacious living area filled with natural light and complete with a gorgeous fireplace, a functional kitchen with pantry and modern appliances, a formal dining room, and a cozy breakfast nook--perfect for family gatherings. A convenient 2-piece bath is also located on this level. From the main floor, walk out to a large deck overlooking a private backyard--ideal for outdoor relaxation, gardening, or summer barbecues. Upstairs features 2 spacious bedrooms, including a massive primary bedroom with walk-in closet, private balcony, and a 5-piece ensuite bathroom. Another 3-piece bathroom completes this level. (Bonus: The upper level can easily be converted back into 3 bedrooms if desired!) The fully developed basement offers even more space, with a large recreation room, an additional bedroom, 3-piece bath, and a dedicated laundry area. This layout provides flexibility for family living, guests, or even a future basement rental unit--with a separate side entrance through the garage already in place. This unit comes with a newer luxury vinyl plank (LVP) flooring on the main floor and basement family room, newer hot water tank (replaced in May 2021) and plenty of storage throughout, including a garden shed at the backyard. Set in the established neighborhood of Whitehorn, this home is surrounded by schools, parks, playgrounds, shopping, and restaurants. With excellent transit access, including the Whitehorn C-Train St...

- Recreational, Games room 19.33 Ft x 12.75 Ft
- Furnace 12.92 Ft x 9.50 Ft
- Bedroom 12.92 Ft x 10.92 Ft
- 3pc Bathroom 9.00 Ft x 7.58 Ft
- Laundry room 7.58 Ft x 5.42 Ft
- Dining room 11.42 Ft x 9.25 Ft
- Other 7.58 Ft x 3.00 Ft
- Other 29.42 Ft x 15.67 Ft
- Kitchen 11.42 Ft x 9.25 Ft
- Breakfast 8.92 Ft x 7.58 Ft
- Pantry 2.00 Ft x 2.25 Ft
- Bedroom 15.25 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://teampasion.ca/>

### RE/MAX Realty Professionals

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Living room 15.17 Ft x 16.08 Ft  
Other 9.17 Ft x 4.92 Ft  
Other 5.92 Ft x 5.75 Ft  
2pc Bathroom 5.25 Ft x 4.42 Ft

3pc Bathroom 7.08 Ft x 4.92 Ft  
Primary Bedroom 13.00 Ft x 16.42 Ft  
Other 11.42 Ft x 8.92 Ft