

## 172 Whitehaven Road NE Calgary, Alberta

**MLS # A2329330**



# \$599,900

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Whitehorn                           |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | 4 Level Split                       |               |                   |
| <b>Size:</b>     | 1,762 sq.ft.                        | <b>Age:</b>   | 1984 (42 yrs old) |
| <b>Beds:</b>     | 4                                   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached              |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden, Landscaped, Lawn |               |                   |

|                    |                                                                       |                   |      |
|--------------------|-----------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, No Smoking Home, Soaking Tub, Storage |                   |      |

**Inclusions:** Behind Couch Console Table, Garage Tote Storage Shelf.

Vaulted ceilings, bayed windows and warm hardwood floors set the tone for this inviting home in family-friendly Whitehorn. Sunlight pours through the expansive living room windows, creating a bright retreat for quiet mornings or relaxing evenings. Gather with family in the adjacent dining room before making your way into the refreshed kitchen, where butcher block countertops, stainless steel appliances (all new within past 4 years), updated cabinetry (2022) and a centre island blend style with function. Casual meals fit naturally in the breakfast nook, while extended cabinetry adds valuable storage plus easy access to the covered deck for seamless indoor-outdoor living. Cozy evenings come naturally in the lower family room, where a full-height stone fireplace adds warmth and character while patio doors connect directly to the lower patio and backyard. Tucked nearby, a versatile den adapts easily as a home office, study or hobby room, while a convenient powder room completes this level. Retreat at the end of the day to the upper level where a spacious primary bedroom becomes a comfortable escape with dual closets, updated lighting and a beautifully renovated 3-piece ensuite (renovated in 2026). Two additional upper level bedrooms share the updated 4-piece bathroom, creating a practical layout for growing families. Movie nights, games and overnight guests all find their place in the finished basement with new carpet (Aug 2025), where a generous recreation room, 4th bedroom, laundry, full 4-piece bathroom and convenient kitchenette create exceptional flexibility for entertaining or multi-generational living. As a bonus - the hot water tank was changed within the past 5 years and nearly everyone has been freshly painted! Summer gatherings are easy on the large covered deck, allowing you to enjoy the outdoors through sunshine or rain, while the lower patio extends

your options for relaxing or dining outside. Children and pets have plenty of room to run and play in the expansive south-facing backyard, complemented by established gardens that bring seasonal colour and charm. Everyday convenience comes naturally with schools, parks, playgrounds, shopping, Village Square Leisure Centre, the Whitehorn LRT Station and major commuter routes all within easy reach.