

4627 Whitehorn Drive  
Calgary, Alberta

MLS # A2177214



**\$595,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Track Lighting		

**Inclusions:** N/A

Welcome to this well-maintained and updated 4-bedroom, 2-bath home with several upgrades. The main level features an oversized skylight, flooding the space with natural light. Freshly painted on the upper main, this floor also boasts three new windows. Upon entering, you're greeted by an abundance of light streaming through large windows, creating a warm and inviting atmosphere. The kitchen offers ample cupboard space and a generous prep area with an island that overlooks the backyard. Upstairs, you'll find three spacious bedrooms, all with vinyl and carpet flooring, including a standout primary bedroom with access to the bathroom via a pocket door. The fully finished basement adds extra livability, featuring a fourth bedroom, a bathroom, and a recreation area. The double detached garage provides additional convenience. Located in the mature neighborhood of Whitehorn, this home is close to Schools and numerous amenities, including the Village Square Leisure Center with a swimming pool and skating rink. It offers easy access to public transit through the Whitehorn LRT Station, and shopping and dining options are just minutes away at Sunridge Mall and 32 Avenue. Additionally, the Calgary International Airport and Peter Lougheed Hospital are nearby, keeping you well-connected to essential services.