

# \$749,900 - 12 Whiteland Bay Ne, Calgary

MLS® #A2247434

## \$749,900

4 Bedroom, 3.00 Bathroom, 1,363 sqft

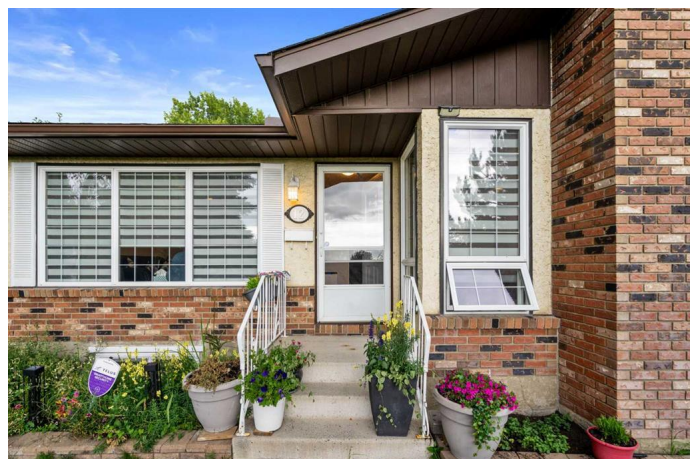
Residential on 0.24 Acres

Whitehorn, Calgary, Alberta

Welcome to 12 Whiteland Bay NE! From the moment you arrive, you'll be impressed by the pride of ownership shining through this exceptional property. Nestled in a peaceful, exclusive cul-de-sac, this home sits on a sprawling 10,534 sqft lot offering space, privacy, and endless possibilities. Close to transit, hospitals, ball diamonds, recreation centers, and golf courses. Easy access to major routes, top-rated schools, and shopping. Quiet, family-friendly neighborhood with a serene cul-de-sac setting. Main Floor Highlights: an open, bright Sunken family room with cozy wood-burning fireplace and living area layout perfect for entertaining, a beautiful Gourmet kitchen featuring newer cabinets, countertops, and stainless steel appliances. 3 spacious bedrooms, including an updated 3-piece ensuite bath and modern main bath. Newer flooring & vinyl windows throughout. Basement is fully developed with separate entrance. Central air conditioning installed in 2019. Shingles replaced in 2020. Low maintenance stucco and brick exterior. Double detached garage. Secure and gated RV parking. Superb deck and patio area. Paved back lane. This meticulously maintained home won't last long! Don't miss your chance to own a rare large-lot property in a sought-after location.

Built in 1977

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2247434    |
| Price          | \$749,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,363       |
| Acres          | 0.24        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 Whiteland Bay Ne |
| Subdivision | Whitehorn           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y 3M5             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home, Separate Entrance                                      |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | Central Air                                                                                                |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Wood Burning                                                                                               |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Brick, Stucco                                    |
| Foundation        | Poured Concrete                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 9                 |
| Zoning         | R-CG              |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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