



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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4173 44 Avenue NE  
Calgary, Alberta

MLS # A2234174



**\$569,900**

Division:	Whitehorn		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,072 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home		

Inclusions: All Window Coverings

MAJOR PRICE REDUCTION!!! This is not your average listing &ndash; This massive deck comes with a renovated 4-bedroom home! The deck is so amazing, the renovated house is a bonus. Step out from your brand new kitchen, complete with quartz countertops, stainless steel appliances, and an almost new Bosch dishwasher onto the huge deck. It&rsquo;s above a 2-car attached garage so the deck has partial views of the Rocky Mountains. Inside, the house is a total gem &ndash; Vaulted ceilings, new bathrooms, newer carpets, and a newer furnace, and hot water tank, so you&rsquo;ll be cozy year-round. The primary bedroom is spacious. Plus, there&rsquo;s a pocket door making the bath next to it a full ensuite bath. The other three bedrooms are equally impressive, with huge windows. Use one as a den or office. Located in a prime spot with parking for multiple vehicles, and just a short walk to schools, transit, and shopping, you&rsquo;ll love how convenient it is to live here. But really, the deck&rsquo;s the thing. It&rsquo;s one of a kind. Trust me, decks like this don&rsquo;t come around every day. Call your agent today and snag the deck of your dreams&hellip; and, you know, the house too! ??