



**188 Bernard Drive NW  
Calgary, Alberta**

**MLS # A2287043**



**\$729,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	2,435 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, See Remarks, Soaking Tub, Vinyl Windows, Wet Bar		

**Inclusions:** n/a

This split-level home with 4 beds and over 3,000 sq ft of total space is the perfect home for a growing family. The layout features four proper bedrooms and two full baths all on the upper levels—keeping the family together on the same floor and providing a dedicated private wing away from the main living areas. The interior provides three separate zones for maximum flexibility. The living room overlooks the yard and offers a quiet space for formal hosting or morning coffee. The massive family room, anchored by a gas fireplace, serves as the central hub for comfortable, low-maintenance warmth during movie nights. For those who need a dedicated hobby or play space, the finished basement rec room provides a tucked-away area for kids or a home gym. Both the kitchen and bathrooms feature granite countertops and updated appliances for a durable, modern finish. Exterior updates include recently replaced siding and newer triple pane windows, ensuring the building envelope is low-maintenance for years to come. Unique asphalt-covered metal roof tiles are super durable. The double attached garage provides secure parking and keeps you out of the elements year-round. The home sits on a premium lot with a west-facing backyard, flooding the main living spaces with afternoon sun and providing the perfect setting for summer evening BBQs. The yard backs directly onto the community pathway system connected to playgrounds and off-leash parks. This location provides immediate, door-to-trail access for walking, cycling, and trips to Nose Hill Park in every season. Make one of the largest and most functional floorplans yours—call today.