



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

40 Bernard Way NW
Calgary, Alberta

MLS # A2330085



\$695,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,655 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Be		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A.

| FULLY RENOVATED | LUXURIOUS FINISHES | 150-FOOT-DEEP LOT | CENTRAL A/C | Welcome to your extensively renovated home on a quiet street in the amenity rich community of Beddington Heights. This home has undergone a complete transformation that combines modern living and exceptional functionality. Quality craftsmanship and high-end finishes are exemplified throughout the renovations which include TWO TONE CABINETS, QUARTZ COUNTERTOPS, NEW LVP FLOORING, NEW CARPET, NEW SIDING, NEW SOFFITS, FASICA AND GUTTERS, NEWER WINDOWS, NEWER HIGH EFFICIENCY FURNACE, NEWER TANKLESS HOT WATER HEATER, UPDATED ELECTRICAL AND PLUMBING, KNOCKDOWN CEILINGS and more! Step inside through the front door and you are welcomed by a spacious living room flooded with natural light from the large windows. This inviting space is anchored by a brand-new ELECTRIC FIREPLACE, creating the perfect setting for relaxing or entertaining. Down the hall, you'll discover the chef-inspired kitchen, designed with both style and practicality in mind. It features ample counter space, BRAND-NEW STAINLESS-STEEL APPLIANCES and a functional peninsula, making it an ideal hub for cooking and gathering. Adjacent to the kitchen is the large dining area, highlighted by a beautiful feature wall and offering views of the massive backyard. Completing the main floor is a conveniently located 2-piece bathroom. Heading upstairs, you'll immediately notice the stunning new stair railing with elegant iron spindles. The upper level hosts a massive primary bedroom complete with a walk-in closet with custom built-ins and your own private ensuite featuring a standing shower. Two additional sizeable bedrooms, another large full bathroom, and a convenient upper-floor laundry

area complete this level. The fully developed basement offers even more living space, beginning with a huge recreation area perfect for entertaining. This level is highlighted by a luxurious wet bar, making it an ideal space for hosting friends and family. Down here you'll also find another large bedroom and a full bathroom. With the possibility of adding a separate side entrance, the basement presents the opportunity to be suited in the future (subject to city approval). Outside, the home truly shines with a BRAND-NEW OVERSIZED DECK overlooking the incredibly large backyard. Situated on a nearly 6,700sqft lot, this outdoor space offers endless possibilities for relaxation, entertaining, or future landscaping dreams. The home also offers the convenience of an ATTACHED FRONT GARAGE with a huge driveway that can easily fit 4 cars for additional parking, along with central AIR CONDITIONING to keep you cool and comfortable during Calgary's warm summer months. Located close to parks, schools, shopping, and major routes, this beautifully renovated home in Beddington Heights is move-in ready. Book a showing with your favourite realtor today!