



GRASSROOTS
REALTY GROUP

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107 Bermuda Drive NW
Calgary, Alberta

MLS # A2335636



\$599,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,111 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Fireplace Tools, Greenhouse, Planters, Plant Pots, Water Catchment System, Patio Cover, Front Door Key, Security System (6 cameras - DVR - Online app -no subscription required). Suite Appliances: Refrigerator, Stove (Electric), Microwave

OPEN HOUSE SUNDAY AUGUST 9TH 2:30PM-4:30PMWelcome to this spacious detached bi-level offering OVER 2,100 SQ FT OF DEVELOPED SPACE, featuring 4 BEDROOMS, 3 FULL BATHROOMS, and a FULLY FINISHED BSMT SUITE complete with its own SEPARATE ENTRANCE and second kitchen—perfect for extended family and guests FOR UNDER \$600K! The bright and inviting main floor is filled with natural light and showcases beautiful hardwood flooring and a cozy WOOD-BURNING FIREPLACE in the living room. The generous dining area is ideal for family gatherings, while the updated kitchen impresses with newer stainless steel appliances (2024), granite countertops, and plenty of pot lights. The spacious primary bedroom includes a private ensuite, completing the well-designed main level. The lower-level suite offers exceptional flexibility with a massive living room featuring two large windows, a full kitchen, spacious bedroom, full bathroom, and a large storage room. Outside, you'll find an incredible backyard oasis highlighted by a 27' x 14' MAINTENANCE DECK, a beautiful mature tree, and an impressive garden. The OVERSIZED 23' x 23' DOUBLE DETACHED GARAGE is topped by an extraordinary 24' x 26' ROOFTOP PATIO—the ultimate space for entertaining friends and family all summer long. Located in the established, family-friendly community of Beddington Heights, this home is just a short walk to a large green space, St. Bede School (K-6) and Beddington Heights School (K-6), while being only minutes from Safeway, Boston Pizza, Starbucks, shopping, restaurants, and countless everyday amenities. With quick access to Deerfoot Trail and downtown Calgary, this exceptional property offers outstanding versatility, space, and convenience in one fantastic package.

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