



GRASSROOTS
REALTY GROUP

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200 Bernard Drive NW
Calgary, Alberta

MLS # A2339584



\$637,500

Division:	Beddington Heights		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,743 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic 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:	Central Vacuum, Closet Organizers, Granite Counters, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE SATURDAY 2-4PMWelcome Home! This unique 5-level split offers over 2,300 sq. ft. of living space and is tucked away on a quiet street in the family-friendly community of Beddington Heights. With 4 bedrooms, 3.5 bathrooms, multiple living spaces, a finished basement, and an oversized double attached garage, there's plenty of room for the whole family! Step inside to a spacious foyer that opens into the dining area and kitchen. Featuring granite countertops, stainless steel appliances, a pantry, large windows, and plenty of cupboard and counter space, the kitchen is perfect for everyday family life or entertaining friends. Just beyond is the bright and spacious family room with beautiful maple hardwood flooring and large windows that fill the space with natural light. Head down one level to the cozy living room, where a fireplace creates the perfect spot to unwind for movie night. A convenient 2-piece bathroom and laundry room complete this level. Upstairs, you'll find two generous bedrooms and a 4-piece bathroom. One level above is the private primary retreat, complete with maple hardwood flooring, a walk-in closet, 4-piece ensuite, and large windows. The fully finished basement adds even more versatility with vinyl plank flooring, a new furnace, a large recreation room, fourth bedroom, and 3-piece bathroom—ideal for guests, teenagers, a home office, or additional family space. Outside, step onto the large ground-level deck, perfect for summer BBQs or relaxing with friends. The established backyard is surrounded by mature trees and gardens and backs directly onto a walking path leading to green space—a fantastic setting for evening walks or taking the dogs out. Top it all off with an oversized double attached garage and a fantastic location close to schools, shopping, parks, green spaces, and walking paths, with

quick access to Stoney Trail and Deerfoot Trail. Loads of space, a great location, and a layout you won't find every day. Don't miss this one—Welcome Home!