



GRASSROOTS
REALTY GROUP

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107 Bermuda Close NW
Calgary, Alberta

MLS # A2347471

\$539,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,283 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Level, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Pantry, Separate Entrance, Storage, Track Lighting		

Inclusions: Wall Clock in Entry, Shelving in through out, Wardrobe in Primary Bedroom, Shed, Built In Shelving and Desk in office, 52" wall-mounted smart TV and mount

Open House - Sunday October 18, 12-2pm , Room to live, room to work and a backyard made for summer nights. This 4 level split on a quiet close in Beddington offers 3 generous bedrooms, 3 full bathrooms, a private office with its own separate entrance and a large, flat, south-facing backyard. Updates include all floors replaced, a fully renovated kitchen, a high-efficiency furnace, roof (2021), hot water tank (2023), washer (2025), back fence (2025) and newer toilets. Step into the sunken front entry, where light-coloured hardwood flows through the L-shaped living and dining room, which has built-in cabinets and plenty of space to host friends and family. The renovated kitchen is the heart of the home, with glossy soft-close cupboards and drawers that are easy to clean, wide bottom drawers for pots and pans, a built-in pantry and spice cupboard, a cooktop with wall oven, a French-door fridge with double freezer drawers, ice maker and filtered water, and a Bosch dishwasher. Pull up a stool at the sit-up bar for morning coffee or a quick bite. Upstairs you will find 3 generous bedrooms and 2 full bathrooms. The primary bedroom offers a built-in IKEA Pax wardrobe and a full ensuite with a shower, while the main bathroom features a full tub and a large linen closet. On the 3rd level, large windows pour natural light into the space all day long, and the wood-burning fireplace with a natural stone mantle and gas log lighter makes this the perfect spot to unwind on a cold Calgary evening. This level is also home to the large private office with a built-in wrap-around desk and storage. With its own separate entrance, this space is perfect for a private office, home studio or salon. Run your business from home without ever inviting clients into your living space, as customers can come and go without entering the main part of the home. Please confirm your intended business use

with the City of Calgary. A full bathroom with a shower completes this level, and a rough-in for a wet bar or sink adds even more potential. The fully developed 4th level gives you another large living room for movie nights or games, with the TVs and shelving included, plus a large storage space under the split. A central vacuum adds everyday convenience. Step outside to the south-facing backyard, where mature trees create great privacy. Gather around the fire pit on warm evenings and store your tools in the included shed. The location is hard to beat. Walk to public and separate elementary schools, Safeway, London Drugs, Co-op, shops, restaurants, local pubs, churches, playgrounds and parks. Walmart, Superstore, T&T Market and Deerfoot City are about 10 minutes away, and you have quick access to Deerfoot Trail, Stoney Trail and Country Hills Boulevard. Downtown, the airport and CrossIron Mills are each about a 20 minute drive. This home is ready for your next chapter, book your showing today!