



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

56 Bernard Way NW
Calgary, Alberta

MLS # A2349994



\$724,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,242 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Skylight(s), Vinyl Windows		

Inclusions: Storage Shed, Refrigerator x 2

Looking for the perfect place to call home? First time offered on the market, this 2 story 2240+ sq ft home will be sure to impress! The grand entry features high ceilings with a chandelier, tile flooring and a picturesque staircase to upper level with loft area! Open floor plan with an abundance of windows for natural light, custom wood detailing throughout, large front room with vaulted ceiling, additional family room with extensive wood detailing and a custom brick wood burning fireplace. Spacious kitchen features granite countertops, stainless steel appliance package and sunshine ceiling! Oversized master retreat has double French doors, mirrored closet wall and luxurious 5 pc ensuite, including a bidet!! Also a fabulous additional sitting/office area off the master suite, with a private balcony. New, within the past couple months, house has had all new carpet, composite exterior, new soffit fascia, eavestroughs and downspouts, new asphalt shingles, new windows and some new doors. Another unique feature of this home is that you have direct access from your garage to your basement. The beautiful backyard features exposed concrete walkways with amazing custom stamped concrete pad and mature landscaping. This home shows pride of ownership and is move in ready, or add your own touch with a few renovations! Conveniently located near schools, shopping and playgrounds. Book your showing today, as homes this great won't be available for long!