



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**519 Bernard Mews NW**  
**Calgary, Alberta**

**MLS # A2217822**



**\$824,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,632 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Gentle Sloping, Landscaped, Lawn, Many Trees, No Neighbors		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	N/A		

This exceptional custom-built two-storey home is one of the largest in Beddington Heights, offering over 2,632 sq. ft. above grade plus a 1,329 sq. ft. walkout basement, with no homes behind. Perfectly situated on a quiet cul-de-sac just steps from a park, this residence showcases timeless craftsmanship and thoughtful design, featuring Cumaru teak flooring, rich oak woodwork, a spiral staircase, cedar cathedral ceilings, and extensive built-ins. The grand foyer welcomes you into formal living and dining rooms, while the spacious kitchen, flooded with natural light from a full wall of windows, overlooks the mature, private west-facing backyard and opens onto a massive, partially covered deck—ideal for outdoor living. The cozy family room centers around a brick fireplace and custom millwork. A main floor bedroom makes an excellent home office, adjacent to a full bathroom with convenient laundry. Upstairs, you’ll find three generously sized bedrooms including a luxurious primary suite with a Jacuzzi ensuite, along with an open loft area perfect for an office or den. The fully developed walkout basement offers an expansive recreation space and a large secondary living area with a warm fireplace setting and a beautiful oak kitchenette—perfect for use as a summer kitchen—plus additional built-ins throughout. This home has been meticulously maintained and thoughtfully upgraded over the years: 2000 master shower, 2008 main-level hardwood, 2012 kitchen and bathroom renovation with new appliances and updated electrical, 2016 upstairs carpet, 2020 Bosch dishwasher, 2022 new upstairs furnace, A/C, 50-gallon hot water tank, water softener, and electrical panel, 2023 two new furnaces (main and basement), and 2024 LG WashTower. The oversized garage features epoxy flooring, built-in cabinetry, drawers, and overhead storage racks. This

one-of-a-kind property offers the perfect blend of luxury, functionality, and an unbeatable location close to schools, shopping, downtown Calgary, and the airport.