



GRASSROOTS
REALTY GROUP

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8303 Centre Street NW
Calgary, Alberta

MLS # A2222872



\$688,800

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,930 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped		

Heating: Central, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished, Unfinished

LLD: -

Exterior: Brick, Vinyl Siding

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry

Inclusions: Refrigerator, Stove, Microwave, Range Hood, Dishwasher, All Window Coverings, Garage Door Opener with control

Welcome to this beautifully renovated 4-level split home on a prime corner lot in the desirable community of Beddington Heights. With over \$100k in renovations, this home blends thoughtful design with modern finishes to create a truly turn-key experience. The open-concept main floor is filled with natural light and showcases vaulted ceilings. The stunning new kitchen features a breakfast eating bar, designer tile backsplash, and a sleek stainless steel appliance package. Upstairs, you'll find two generous bedrooms, including a spacious primary bedroom complete with a private 3-piece ensuite, as well as a modern 4-piece main bath. The lower level offers a large family room with a cozy wood-burning fireplace and sliding patio doors that lead to a fully fenced backyard and the double detached garage. A sizable fourth bedroom and convenient 2-piece bathroom complete this level. The basement offers excellent storage, a fully upgraded mechanical room, and is ready for future development. Recent upgrades include new roof shingles, newer windows, a new furnace and hot water tank, and a newly installed fence. Located close to parks, schools, shopping, and transit, this home is a rare find in an established neighborhood. Don't miss your chance to own this stunning, move-in ready property!