



**GRASSROOTS**  
REALTY GROUP

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**172 Bernard Drive NW**  
**Calgary, Alberta**

**MLS # A2237009**



**\$550,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private, R		

<b>Heating:</b>	Mid Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vaulted Ceiling(s), Wet Bar		

**Inclusions:** N/A

\* OPEN HOUSE - SUNDAY JULY 6, 2:00-4:00pm \* Welcome to Beddington! Located on a peaceful road in the heart of the community, and backing onto a greenbelt leading to a playground, this fully finished bi-level is the affordable home you've been waiting for! Step inside and you'll be pleasantly surprised to find an inviting layout unlike so many other homes of the era. With a few steps leading up to the main floor, your eyes will instantly be drawn to up to the beautiful VAULTED ceiling that extends all the way from the living room and over the dining area, giving an incredible feeling of open space. A wood burning fireplace with full height brick chimney further emphasizes this area and adds so much character as a feature wall. Three huge east windows fill these rooms with natural light. The kitchen benefits from it's own south-facing windows and is large enough to be used as a smaller dining area, allowing the formal dining area to be a flex-space as it is currently. Just off the kitchen, a back door opens up to the deck with stairs leading down to the backyard. While still inside, follow the hallway to the back of the home and you'll find a huge 15x12 Master Bedroom that can easily accommodate a king size bed, offering views to the privacy of the backyard and further complimented by it's own 3pc ensuite. An additional 2nd bedroom is found next to it, along with a shared 4 pc bathroom to complete the level. Make your way downstairs, and you'll first find a 3rd Bedroom with a 3rd FULL BATHROOM across from it, the perfect comfortable space for older children/teens or visiting family & guests! A few steps away, an expansive recreation room offers so many possibilities; Featuring two large windows that span the entire west wall completely above ground, letting in all that incredible afternoon sunlight. A wet bar is tucked away to the right, making this a perfect set up for movie

nights, game tournaments, or sports fans watching the big game together. Returning towards the stairs, the laundry is found off to the side with plenty of room to add additional cabinets in the future, and finally the garage access door gives way to the attached full-sized double car garage. Note the additional storage room/cold room tucked away at the side making use of space under the stairs. Outside, the massive back yard is an absolute dream to anyone that loves Calgary's famous sun! This WEST-FACING yard offers so much potential as a garden space or ideal sitting area for a fire pit. Anyone with children or even pets will LOVE how it opens up directly onto a green space with paved pathway that leads directly to the playground only a stone's throw away. That pathway connects to the network of others that extend through the neighbouring communities. Location wise, you will LOVE not only how central this home is located, with close proximity to major roads such as Centre St and Deerfoot Trail, but also amenities such as the Beddington Shopping Centre and Nose Hill Park! See you soon!