



GRASSROOTS
REALTY GROUP

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3 Bernard Court NW
Calgary, Alberta

MLS # A2237055



\$575,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,651 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Sir		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Wood Counters		

Inclusions: Fridge, Stove, Hood fan, Built-in Dishwasher, Washer, Dryer, Window Coverings, RainTote

Tastefully renovated to showcase the mid-century design, this wonderful home is located steps from a community park on a lovely cul-de-sac. A must see for a young family, we know you'll love the trendy style and all the space! The open concept main floor showcases a living and dining room that flow to the brand new kitchen with an island, modern cabinetry, and stylish & functional open shelving being installed in the next few days.. The large pantry off of the kitchen nook has potential to be converted to a laundry room, if main floor laundry would be something you would like. Just a few steps down you will find the family room which has been modernized and features a cozy fireplace and patio doors that walkout to the spacious backyard. This level also has a separate ground level side entrance, which offers potential! The lower level 1/2 bath as well as the family bath on the upper level have both been renovated. On the upper level you will find 3 bedrooms including a spacious master with an ensuite, as well as 2 good sized additional bedrooms and the family bath. The lowest level is developed with another bedroom, recreation room, storage room, and the laundry / mechanical room. Other updates to note include a new furnace (2024), 50 gallon HWT (2020), lighting, & vinyl plank flooring. It is Poly-B free, with copper plumbing throughout, so you can check that off your list! Don't miss out on this great home, put it on the list and see it before it's gone!