



**GRASSROOTS**  
REALTY GROUP

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

**7 Bernard Court NW**  
**Calgary, Alberta**

**MLS # A2248242**



**\$674,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers		

**Inclusions:** Vacuum System and Attachments, TV Mount and Bracket, Media Station, Refrigerator in Garage, All Blinds and Valances.

Beautifully reconfigured 4-level split with bright, open living spaces, newer windows throughout, real hardwood floors, updated lighting, and elegant French doors. The open concept oak kitchen features an island with eating bar and ample storage including built in pot drawers, pantry and corner china cabinet in the dining room. Huge primary suite with double closets and updated ensuite offering a large stand up shower with stunning tile surround and stone countertop. The walkout level is open to the above dining area and features a built in with wood-burning fireplace feature and easy access to the attached garage. French doors lead to the west-facing backyard. The yard is an outdoor oasis—private, treed, and landscaped—with a newer two-level Dura Deck offering walkout access from both the dining room and the family room. The large shed with alley access offers an oversized garage-style door perfect for loading outdoor equipment including quads or snowmobiles. Parking Pad can accommodate up to a 22 foot trailer. New asphalt shingles on house and shed. Basement level includes a large recreation room with tons of storage including a crawl space, and laundry room with updated appliances and shelving.