



GRASSROOTS
REALTY GROUP

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**72 Beaconsfield Way NW
Calgary, Alberta**

MLS # A2250436



\$599,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,137 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Interior Lot, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Metal Exterior Shed

OPEN HOUSE SAT 12- 4 PM Join us for a light lunch and drinks! Check out the Virtual Tour! RENOVATED 4 Bedroom, 2.5 Bath, 4 Level Split with over 2190 SF of usable space that checks all the boxes! All the hard work is done - move in and add your special touches! Newer TRIPLE PANE WINDOWS with transferable warranty, Newer 30-Year Cambridge IKO SHINGLES (2025), Newer HWT 50 Gallons (2024), New Siding Paint, New Laminate FLOORING, and New PAINT. Everyone will have their own space, with 4 large bedrooms and 3 separate living areas. This home is tucked away at the end of a quiet street, near Nose Hill Park, and features a rear oversized detached double garage (22'x24') in the lane. Upon entering the home, you are greeted by a large tiled entrance and a coat closet. The main level features a spacious family room with an abundance of natural light and new oversized floor-to-ceiling venting windows leading to a massive dining area complete with new light fixtures. The kitchen has a second eating area, dark cabinetry, stainless steel appliances, including an OTR microwave combo, convection stove, water line to the refrigerator, Grohe pull-down tap, garburator, and Kinetico water softener system. As you enter the upper level, accessed by the maple railing with wrought iron spindles, you will discover the bedrooms (each equipped with a ceiling fan) along with the 4-PC tiled main bathroom with a built-in medicine cabinet. Plus, the primary bedroom features its own 3-PC ensuite. As you head downstairs, you enter the second of three different living spaces. The first lower level features a family room (19'x13'6") with a stone wood-burning fireplace that has a gas-assisted start. You can access the outside deck space through the sliding doors leading to the outdoor entertaining and BBQ area. There is potential to create a suite (subject to city

approvals and permits). Conveniently located off to the side, you'll find a fourth bedroom (or flex room/office) with built-in bookcases, a laundry area, and a 2-PC half bathroom with additional storage. Finally, you have another enormous recreational room (20' x 22') with utility and extra storage spaces. Superb central location - Beddington Heights is a peaceful community with outdoor recreation options near Nose Hill Park, walking paths, dog parks, the 36-hole Country Hills Golf Course, and top-rated amenities, including the Vivo Recreation Facility (Pool and Library) and the Sportsplex in Coventry Hills (hockey rink). Centrally located near Deerfoot Trail, Stoney Trail, and Beddington Trail, you are just minutes away from downtown, the airport, shopping, including Costco, healthcare, and numerous schools. Come check it out!