



GRASSROOTS
REALTY GROUP

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16 Bedwood Rise NE
Calgary, Alberta

MLS # A2261068



\$675,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,695 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Wood Siding
Foundation:	Poured Concrete
Features:	Bar, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: pool table and all accessories, bar sink/stove/fridge combo

****ATTENTION** investors, first time buyers, or savvy developers looking to expand their portfolio*** Enjoy this 3 bedroom 2 storey property that is backing onto a green space!!! Here, you will find just over 2300 Square feet of developed area (total SQ FT) home in Beddington Heights! This residence has an excellent open concept main floor that includes a living area, dining room, great room with fireplace, open kitchen, laundry and a 2pc bathroom. Step out of the ample sized kitchen to enjoy the morning sun on your deck or sit in the generous backyard. This crafted layout is bright and airy with vaulted ceilings and skylights that are pleasing to the eye. The main floor is adorned with newer laminate flooring. Upstairs you will be greeted with a master bedroom that features a walk in closet, 4pc ensuite (boasting a giant soaker tub), and room for your king size bed etc. The other 2 bedrooms are a good size and are down the hall to another main 4 pc bath!! Down in the lower section of the home you will find an amazing "pub like" atmosphere that includes a pool table with all the accessories, a wet bar with plenty of shelving and storage. Enjoy darts, a cocktail, some pool, good tunes, & some TV if you desire. This man or woman cave is large enough to accommodate a healthy guest list!! Come check it out! The front drive, double attached garage is heated, insulated & drywalled and comes with a ton of storage cabinets public transit that make up a good long workbench!! 5 mins Deerfoot trail, Stoney, shopping, pubs, shops, schools, restaurants, and transit! Views into the green space right outside the back fence are visible from the top floor. Owner will look at all decent offers! More pics to come.....