



GRASSROOTS
REALTY GROUP

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7 Bernard Court NW
Calgary, Alberta

MLS # A2267546



\$639,900

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

Heating:	Forced Air
Floors:	Cork, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Metal Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: TV mount and bracket, and media station, refrigerator in garage. Central Vacuum system and attachments.

Open House Saturday November 1, 3 - 5 PM & Sunday November 2, 1:30 - 4:30 PM. Step inside this bright and beautifully reconfigured 4-level split, where thoughtful updates and inviting living spaces create the perfect blend of comfort and style. You'll love the real hardwood floors, updated lighting, and newer windows that fill every room with natural light. Elegant French doors add a touch of sophistication and seamless flow throughout the home. The open-concept oak kitchen is an entertainer's dream, featuring a center island with eating bar, ample cabinetry with built-in pot drawers, a pantry, and a charming corner china cabinet that enhances the adjacent dining area. Retreat to the spacious primary suite, complete with double closets and a beautifully updated ensuite showcasing a large tiled stand-up shower and stone countertops—your own private spa experience. The walkout level, open to the dining area above, offers a cozy family space with a built-in feature wall and wood-burning fireplace, plus direct access to the attached garage. Step through the French doors to your west-facing backyard oasis—private, treed, and professionally landscaped. Enjoy outdoor living on the two-level Dura Deck, accessible from both the dining and family rooms—perfect for morning coffee or evening gatherings. A large shed with alley access features an oversized garage-style door, ideal for storing outdoor equipment, quads, or snowmobiles. The parking pad easily accommodates up to a 22-foot trailer, and both the house and shed feature new asphalt shingles for peace of mind. Downstairs, the spacious recreation room offers plenty of storage, including a crawl space, plus a laundry area with updated appliances and custom shelving. The flexible layout provides excellent potential for a future secondary suite (legal or illegal, subject to local bylaws).

This home truly combines thoughtful design, functionality, and outdoor enjoyment—ready for you to move in and make it your own.