



GRASSROOTS
REALTY GROUP

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103 Bermuda Way NW
Calgary, Alberta

MLS # A2277322



\$559,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,237 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	Metal storage shed (side of house), Kids playhouse (backyard)		

MODERN, BRIGHT & FAMILY-FRIENDLY IN BEDDINGTON HEIGHTS | Welcome to this thoughtfully updated 4-level split offering over 1,230 sq. ft. above grade plus two fully developed lower levels, providing exceptional flexibility for families, multigenerational living, work-from-home setups, or hobby spaces. Large windows throughout provide natural light while air conditioning promotes year-round comfort. The main level features a spacious living room with a picture window overlooking the quiet, tree-lined street, a dedicated dining area, and a clean, bright kitchen with generous counter space and an adjoining breakfast nook framed by bay windows. Upstairs, you'll find three bedrooms, including a comfortable primary suite with dual closets and a private 3-pc ensuite. The two lower levels expand your living options dramatically. Two huge rec rooms, a 3-pc bath with deep soaker tub, additional bedroom, storage rooms, and laundry make this home ideal for growing families or shared living needs. Plus, a separate side entrance from the lower floor provides convenient access to the yard. The floorplan supports excellent separation of space while keeping common areas easily accessible. Outside, the detached garage, storage shed, private yard, and patio area provide room to play, relax, and entertain year-round. The fenced lot is positioned in a family-oriented pocket of Beddington, steps to parks, an off-leash dog park, playgrounds, elementary and high schools, transit, Deerfoot City, Beddington Towne Centre mall and countless amenities. Upgrades include dream and blackout blinds in the kids' bedrooms, new flooring in the basement and side entrance, new ceiling in the playroom/family room, LED pot lights on dimmers and new light fixtures throughout, upgraded electrical and 240 in garage for hot tub hookup; new furnace, roof, and A/C in 2021.

Contact your REALTOR® to book a showing for this well-cared-for and move-in-ready home!