



**15 Beacham Rise NW
Calgary, Alberta**

MLS # A2279233



\$615,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,287 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Walk-In Closet(s)		
Inclusions:	N/A		

Is there a 4-bedroom, 3 bathroom, fully finished detached home in Beddington Heights with a south-facing backyard, backing onto playground and steps to the Sports Field? Yes. 15 Beacham Rise NW offers over 2,170 sq ft of finished living space, with a double attached garage. Discover this beautifully maintained, home that blends space, light, and function. The main level welcomes you with a bright formal living room framed by bay windows, opening to a dedicated dining area ideal for entertaining. The kitchen sits just beyond, featuring ample counter space, stainless steel appliances, and a sunny breakfast nook with patio doors leading to a large south-facing deck and landscaped backyard. Upstairs offers three spacious bedrooms, main 4-piece bathroom and including a primary retreat with walk-in closet and private 3-piece ensuite. The developed third level walkout is filled with natural light and includes a large family room with fireplace and built-ins, a fourth bedroom, a 2-piece bathroom, making it ideal for guests or a home office. You'll also find the laundry room and the mudroom that directly leads to the garage. The fourth level adds a generous recreation room, providing even more flexibility for growing families. With a double attached garage, unbeatable backyard exposure, and close proximity to schools, shopping, transit, Nose Hill Park, and the airport, this home delivers comfort, functionality, and long-term value in one of NW Calgary's most established communities. Don't miss your chance to own this move-in-ready home with exceptional value and space!