



**15 Beaconsfield Place NW  
Calgary, Alberta**

**MLS # A2294456**



**\$629,800**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,881 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		
<b>Inclusions:</b>	N/A		

HOME SWEET HOME! Welcome to this trendy, charming and FRESHLY UPDATED 4 level split situated in the heart of the coveted NW community of Beddington Heights on a spacious lot with amazing curb appeal and a double detached garage. This home is the perfect blend of farmhouse décor and character complimented by recent updates including new vinyl windows, new roof, new hardy board siding on garage and house, newer kitchen, garage loft for extra storage and garage rooftop patio. This stunning home offers 4 bedrooms, 3 bathrooms and 2,470 SQFT of fully finished living space throughout. The main floor is highlighted by a flawless open concept layout with beamed, vaulted ceilings and gleaming hardwood flooring. On this floor you will find a bright foyer, sun-drenched living room, the renovated gourmet chef’s kitchen highlighted by a soaring granite island with built-in shelving, breakfast bar, gleaming white cabinetry and full stainless steel appliances. Completing the floor is a wonderful 4 piece bathroom, spacious bedroom, dining room and laundry room. Upstairs you will find a 4 piece bathroom and 3 more great-sized bedrooms including the primary retreat with a 3 piece ensuite bathroom. The fully finished basement boasts a large family room/recreation room that’s ideal for a growing family, tons of storage space and a den. Heading outside you will find the beautifully landscaped and fully fenced backyard with a garden and dog run, a double detached garage with 2 doors, massive patio area, a deck and a concrete driveway in the park to accommodate more vehicles. This terrific location is on a quiet street is close to all major amenities including schools, parks, shopping, public transportation, major roadways and much more. MUST VIEW! Don’t miss out on this GEM, book your private viewing today!