



**51 Beddington Green NE
Calgary, Alberta**

MLS # A2302816



\$735,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Natural Woodwork, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Imagine having the park right outside your front door—mature trees, open green space, and a view that never gets old. Tucked into a quiet cul-de-sac and directly neighbouring a park while overlooking the playground below, this is a setting that stands out. In a world where screens compete for attention, this is a home that naturally draws you outside—where comfort doesn't end at the front door, and a connection to nature becomes part of how you live—where afternoons stretch a little longer, conversations linger, and home becomes a place to truly unwind, gather, and create lasting memories. As you walk up, you're immediately drawn to the front porch—set out toward the trees and green space, almost hovering over the park. It's a space that feels quiet and removed, where you can sit and take in the view, while still being connected to everything happening below. Step inside and the home opens into the main living area, where large picture windows frame the trees and bring in soft, natural light. A wood feature wall adds warmth and character, giving the space a grounded, comfortable feel. From here, the layout flows into the dining area, where wainscoting and treetop views continue that connection—creating a space that feels open, calm, and easy to spend time in. The kitchen sits just beyond, centred around an island that works for both everyday use and entertaining, keeping everything connected. From there, the home steps down into a sunken living room with a fireplace—more relaxed and tucked away, with a sliding glass door that opens to the backyard. Upstairs, you'll find three bedrooms, including a primary with a walk-in closet and full ensuite. The fully finished basement adds two more bedrooms, storage, and flexible space that can adapt over time. A double attached garage adds everyday

convenience and completes the home. Located in Beddington Heights, this home is within walking distance to nearby schools and parks, with shopping and daily amenities just minutes away at Beddington Towne Centre and along Centre Street. Quick access to Deerfoot Trail, Centre Street, and Beddington Trail makes commuting simple, whether heading downtown or across the city. A home that offers the space, setting, and lifestyle families are looking for—and one that's hard to leave once you're in it.