



15 Beacham Way NW
Calgary, Alberta

MLS # A2148003



\$639,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, (
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting, Soaking Tub, Sump Pump(s)		

Inclusions: n/a

Welcome to 15 Beacham Way NW, in the Community of Beddington Heights. This home well invested in and taken care off. It has lots upgrades: such as new roof, windows, and doors in 2013. The home professionally renovated and serviced and maintained. New electrical, plumbing, Sump Pump, HVAC, and central air condition in 2015. This well-maintained home has gorgeous Mannington Vinyl Plank Flooring throughout main floor and 2nd floor except bathrooms which is waterproof, resistant to stains scratches and general wear and tear. This home offers over 1800 Square feet of developed living space: Main floor features, huge living room, and beautiful modern kitchen and dining room is spacious for your family entertaining needs. The second-floor features 3 bedrooms including a spacious primary bedroom with a wall of modern closets and built ins. The other 2 bedrooms are very roomy and a 4-piece bathroom is ideally situated to all. The basement fully renovated and has a large conforming bedroom, storage, 3 pieces bathroom, and a large laundry/mechanical room. The heated double garage well insulated heated, has steel shelves and table built in. The yard sunny south exposure and fully fenced rear yard with patio area room to play make this an ideal family oasis and extra RV parking, and storage shed. Also, this home is situated close to Beddington Centre, Airport, Deerfoot City Mall and has easy access to Deerfoot Trail, Centre Street, and 14th Street. Very easy access in and out of the community and no traffic circles needed to get to this home! Don't miss out this beautiful home, come check it out.