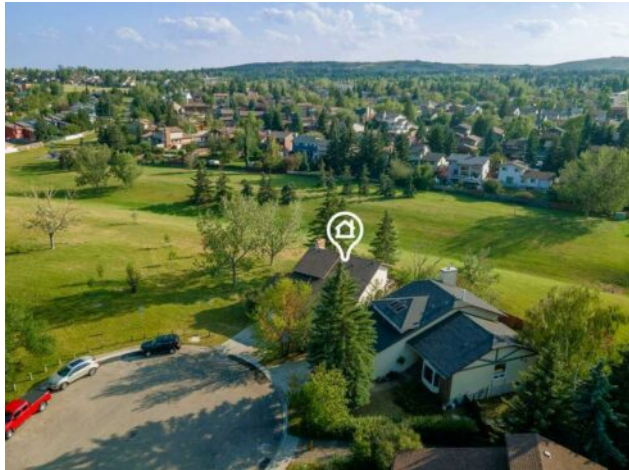




**527 Bernard Mews NW
Calgary, Alberta**

MLS # A2156619



\$647,527

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,707 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Covered, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Triangular Lot, Backs on to Park/Green Space, Corner Lot, Few T		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home		

Inclusions: blinds & window coverings, shed, white workbench in garage, built in workbench basement, shelving unit right of door in garage, one garage remote

Welcome to this exceptional home, perfectly situated on a serene cul-de-sac with only one neighbor, adjacent to a beautiful 10-acre park featuring a playground and a hill ideal for winter tobogganing. This meticulously maintained property boasts a new roof (less than 2 years old) and newer stainless steel appliances, including a stove and dishwasher. The main floor features a convenient laundry room with a year-old washer, a half bath, and a living room with soaring ceilings. Enjoy family gatherings in the open-concept kitchen and family room, highlighted by a cozy wood-burning fireplace, and step out onto the spacious private deck overlooking the park. Custom top-of-the-line blinds and freshly painted neutral interiors add to the home's charm and comfort. Upstairs, you'll discover three generously sized bedrooms, including a primary suite with an ensuite, along with an additional family bath. The open, clean basement offers endless customization potential. Additional features include a large two-car attached garage with a one-year-old garage door opener. The home is ideally located just a short walk from public and Catholic schools, churches, shopping centers, and Deerfoot City Mall. This family-friendly neighborhood offers both convenience and charm, making it the perfect place to call home. Schedule your showing today!