



## 3251 Bearspaw Drive Calgary Alberta

\$849,000

An idyllic front yard will immediately draw you inside this beautifully renovated 4 bedroom home, ideally located within close proximity to 4 community schools, local recreation facilities, the public library, transit and an abundance of shopping options in either direction. Step inside the front door and head upstairs to the principal area of the home offering a spacious open floor plan with large living room with lovely wood burning fireplace. The stylish renovated kitchen is ideally set up for entertaining, with a breakfast bar and accented with black stainless steel appliances and granite countertops, and a well sized dining area with sliding doors to the outdoor screened in deck. 2 large bedrooms are tucked away, both within steps of the 4 piece bathroom. The lower level is fully developed with a huge family room with fireplace, 2 additional well sized bedrooms ( see if you can find the secret Harry Potter hideaway!), stylish 3 piece bathroom and a well sized laundry room. A separate entrance to the rear yard has a large covered entrance and provides access up to the back yard. The rear yard is a great place to have family gatherings around a fire, enjoy weekends gardening or hang out in your covered rear deck. The double detached garage offers parking for 2 and ample storage, while extra parking is available on the paved driveway beside the home. This property is a perfect choice for families of all sizes and ideally located on a quiet street, yet close to everything you could possibly need for a happy lifestyle. (id:6769)

Office 13.50 Ft x 10.33 Ft

Recreational, Games room 16.17 Ft x 13.58 Ft

Laundry room 9.17 Ft x 6.25 Ft

Furnace 9.25 Ft x 3.50 Ft

Bedroom 11.92 Ft x 9.92 Ft

Bedroom 11.83 Ft x 9.67 Ft

3pc Bathroom Measurements not available

Living room 14.08 Ft x 17.00 Ft

Dining room 11.17 Ft x 8.92 Ft

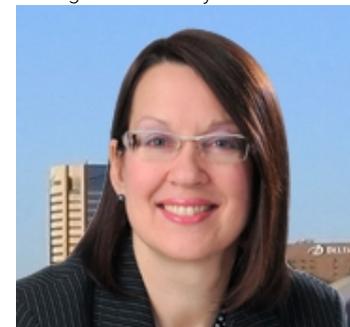
Kitchen 10.75 Ft x 13.92 Ft

Primary Bedroom 9.92 Ft x 13.25 Ft

4pc Bathroom 4.92 Ft x 8.92 Ft

Bedroom 10.58 Ft x 12.50 Ft

Listing Presented By:



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