



REALTOR®



# 171 BERMUDA Way Calgary Alberta

\$595,000

WELCOME to this 4 Level Split HOME that has 1674.68 Sq Ft of DEVELOPED Living Space, 3 Bedrooms, 3 Bathrooms, an OVERSIZED 23'6" X 23' 2" DOUBLE DETACHED GARAGE, a 24'9" X 15'4" DECK, a 12'0" X 6'0" PATIO, + a BALCONY, on a 4370 Sq Ft LOT in the Community of BEDDINGTON HEIGHTS!!! The CURB APPEAL starts w/TREES, BUSHES/HEDGES, + FLOWERS that guide you towards the front door. Entering into the BRIGHT Foyer you will see the 10'5" CEILING, Vinyl Plank Flooring, + the Living Room where there is NATURAL LIGHT coming in from the Large Window area. The BRICK WOOD-BURNING Fireplace gives WARMTH to this room for cuddling up on the couch to UNWIND after a long day, or for ENTERTAINING w/FAMILY or FRIENDS. Going up the stairs is the Dining Room area that INVITES Dinners around the table, which also has a Patio door leading out to the Balcony facing South for those moments sitting outside watching the Sunset in the sky. The Kitchen w/WHITE Cabinetry, Appliances, GRANITE SIL Sink, Countertops, + Glass Tiled Backsplash. There is a 4 pc Bathroom, a 2nd GOOD-SIZED Bedroom, + the Primary Bedroom that has a 3 pc EN-SUITE Bathroom incl/Standing Shower. The Lower level is the HUGE 25'8" X 15'4" RECREATION Room w/ELECTRIC Fireplace which is NESTLED beneath the main living spaces, giving this VERSATILE area a place for LEISURE. Whether you kick back to watch Movies, Impromptu Game Nights, a Home Office or Gym; this is designed for ENJOYMENT. The Patio door allows access to the Backyard. The 3rd Bedroom (Partially Finished), the Laundry/Utility Room (Furnace April, 2021, H2O Tank January 2024 - 40 gallon) for EXTRA STORAGE, + a 3 pc Bathroom. The Basement has a 19'6" X 13'0" STORAGE ROOM which is often overlooked however this is key to maintaining order, + maximizing efficiency in the household which is a solution to clutter-free living. The Backyard has a Lowered Deck w/COVERED PERGOLA f...

Kitchen 13.50 Ft x 10.58 Ft  
 Dining room 13.58 Ft x 8.67 Ft  
 Primary Bedroom 14.58 Ft x 10.92 Ft  
 3pc Bathroom 7.92 Ft x 4.92 Ft  
 Bedroom 13.00 Ft x 10.00 Ft

Storage 19.50 Ft x 13.00 Ft  
 Recreational, Games room 25.67 Ft x 15.33 Ft  
 Bedroom 13.33 Ft x 11.00 Ft  
 3pc Bathroom 7.58 Ft x 4.83 Ft  
 Furnace 10.08 Ft x 8.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

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4pc Bathroom 7.92 Ft x 4.92 Ft

Living room 16.83 Ft x 13.25 Ft

Other 13.75 Ft x 3.58 Ft

Foyer 6.25 Ft x 4.67 Ft