



# 107 Bedwood Bay Calgary Alberta

\$525,000

Tucked into a serene residential pocket of Beddington Heights, this fantastic home offers meaningful privacy and cul-de-sac exclusivity. Welcome to 107 Bedwood Bay NE, a well-maintained bi-level that feels remarkably current thanks to recent updates and meticulous care. Offering over 1,600 sq ft of developed living space, 4 bedrooms, 2 full bathrooms, practical layout, this home delivers comfort, functionality and lasting value. The main level is bright and well-balanced. The living and dining areas flow naturally into the kitchen, where patio doors open onto a long back deck--not just a feature but a true extension of the home. It's the perfect setting for summer dinners, morning coffee, or evenings spent with friends. The deck is also wired for a hot tub adding potential for an easy backyard upgrade. There are two generously sized bedrooms, including a spacious primary that easily accommodates a king-sized bed, along with a clean and functional 4-piece bathroom. The fully developed lower level offers a comfortable and versatile living space. Recreation room with a classic old-school bar creates the perfect spot for entertaining, movie nights, or a relaxed family hangout. This level includes two additional bedrooms, a second bathroom, laundry, and ample storage. Lovingly maintained by the original owners, this home has seen several important updates, including new upstairs windows (2025), new siding (2025), new roof (2025), newer deck, fresh paint on the main level, and new sod in the front yard--setting up excellent curb appeal for the coming spring season. Situated on a quiet street where neighbours greet each other by name, and conveniently close to schools, parks, shopping, and major transportation routes, this home is ready for its next chapter. (id:6769)

Family room 10.50 Ft x 13.50 Ft

Bedroom 9.67 Ft x 7.75 Ft

Bedroom 7.00 Ft x 13.25 Ft

3pc Bathroom Measurements not available

Kitchen 11.00 Ft x 12.92 Ft

Dining room 11.25 Ft x 8.00 Ft

Living room 14.33 Ft x 14.75 Ft

Primary Bedroom 10.92 Ft x 14.08 Ft

Bedroom 11.58 Ft x 8.50 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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CIR Realty

<https://alexandrasell.cirrealty.ca/>

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