



# 12 Beddington Rise Calgary Alberta

\$574,900

LOCATION !!! Welcome to this inviting freshly painted 3-bedroom, detached home, perfectly positioned on a generous over 4,000 square foot lot. This charming residence offers ample living space and a range of features perfect for comfortable family living .A fully finished basement adds an extra dimension to the home, featuring additional living space with a kitchen and 2 full bathroom, ideal for guests or as an in-law suite (illegal).This property is good for an investor or first time home buyer . (id:6769)

Bedroom 10.58 Ft x 13.17 Ft

Recreational, Games room 15.08 Ft x 18.42 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Kitchen 11.58 Ft x 12.00 Ft

4pc Bathroom 8.92 Ft x 7.00 Ft

Bedroom 10.58 Ft x 7.75 Ft

Storage 10.67 Ft x 4.17 Ft

4pc Bathroom 7.75 Ft x 4.83 Ft

Dining room 12.08 Ft x 8.08 Ft

Bedroom 7.83 Ft x 9.50 Ft

Bedroom 11.25 Ft x 9.83 Ft

Primary Bedroom 11.17 Ft x 12.92 Ft

Living room 12.08 Ft x 13.50 Ft

Kitchen 12.00 Ft x 9.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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