



144 Bernard Way Calgary Alberta

\$699,900

Welcome to 144 Bernard Way NW! Nestled on a quiet street in the heart of Beddington, this charming updated home offers a wonderfully bright and thoughtful layout designed for relaxed daily living and effortless entertaining. Peace of mind comes built-in with recent big-ticket upgrades, including roof and siding replaced in 2025, a new hot water tank installed in 2026, newer high efficiency furnace and central AC and fully renovated kitchen. As soon as you step into the roomy foyer, you're greeted by a warm and sun-filled atmosphere. The main level features a spacious formal living and dining area that flows naturally into the kitchen and adjacent breakfast nook—perfect for easy morning coffees and family meals. Tucked just off the main living zone is a cozy family room complete with an inviting fireplace, making it the ultimate spot to curl up with a good book or gather with loved ones on chilly evenings. This level also includes a private home office perfect for working from home, a dedicated laundry room, a powder room, and direct access to your oversized heated double garage. Upstairs, you'll find a quiet bedroom retreat. The spacious primary bedroom features its own private 3-piece ensuite. Two additional bright bedrooms and a clean, full 4-piece bathroom complete the upper floor. The fully finished basement adds tons of extra room to spread out! It features a private fourth bedroom, another full 4-piece bathroom, a large secondary family room for movie nights, and a flexible open area that works great as a home gym, play zone, or hobby space. Plus, a huge utility room keeps seasonal storage organized and out of sight. Outside, enjoy your own private getaway: a spacious backyard deck overlooking a large, fully fenced, and tree-filled yard. It's an ideal setup for summer BBQs, gardening, or letting kids and pets play freely. Living in Beddington means enjoying...

Family room 21.08 Ft x 12.75 Ft

Bedroom 14.17 Ft x 10.92 Ft

Other 21.00 Ft x 13.00 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Furnace 18.42 Ft x 13.92 Ft

Living room/Dining room 21.83 Ft x 14.42 Ft

Foyer 11.50 Ft x 10.33 Ft

Den 9.92 Ft x 9.58 Ft

Laundry room 6.75 Ft x 3.58 Ft

2pc Bathroom 4.75 Ft x 4.50 Ft

Primary Bedroom 14.00 Ft x 11.42 Ft

3pc Bathroom 9.00 Ft x 5.00 Ft

a

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

<http://www.joshhamilton.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Family room 18.25 Ft x 11.42 Ft

Kitchen 11.58 Ft x 10.42 Ft

Breakfast 9.33 Ft x 7.33 Ft

Bedroom 9.33 Ft x 9.08 Ft

Bedroom 9.92 Ft x 9.33 Ft

4pc Bathroom 7.83 Ft x 6.42 Ft