



## 15 Beacham Rise Calgary Alberta

\$615,000

Is there a 4-bedroom, 3 bathroom, fully finished detached home in Beddington Heights with a south-facing backyard, backing onto playground and steps to the Sports Field? Yes. 15 Beacham Rise NW offers over 2,170 sq ft of finished living space, with a double attached garage. Discover this beautifully maintained, home that blends space, light, and function. The main level welcomes you with a bright formal living room framed by bay windows, opening to a dedicated dining area ideal for entertaining. The kitchen sits just beyond, featuring ample counter space, stainless steel appliances, and a sunny breakfast nook with patio doors leading to a large south-facing deck and landscaped backyard. Upstairs offers three spacious bedrooms, main 4-piece bathroom and including a primary retreat with walk-in closet and private 3-piece ensuite. The developed third level walkout is filled with natural light and includes a large family room with fireplace and built-ins, a fourth bedroom, a 2-piece bathroom, making it ideal for guests or a home office. You'll also find the laundry room and the mudroom that directly leads to the garage. The fourth level adds a generous recreation room, providing even more flexibility for growing families. With a double attached garage, unbeatable backyard exposure, and close proximity to schools, shopping, transit, Nose Hill Park, and the airport, this home delivers comfort, functionality, and long-term value in one of NW Calgary's most established communities. Don't miss your chance to own this move-in-ready home with exceptional value and space! (id:6769)

Primary Bedroom 12.50 Ft x 12.67 Ft

3pc Bathroom Measurements not available

Bedroom 14.42 Ft x 9.08 Ft

Bedroom 9.25 Ft x 10.25 Ft

4pc Bathroom Measurements not available

Recreational, Games room 12.50 Ft x 17.33 Ft

Furnace 11.67 Ft x 20.50 Ft

Storage 3.67 Ft x 7.75 Ft

Family room 18.25 Ft x 13.92 Ft

Bedroom 9.08 Ft x 10.33 Ft

2pc Bathroom Measurements not available

Laundry room 5.08 Ft x 7.33 Ft

Other 4.50 Ft x 15.58 Ft

Living room 12.58 Ft x 14.75 Ft

Dining room 12.75 Ft x 9.25 Ft

Kitchen 12.83 Ft x 9.17 Ft

Breakfast 12.83 Ft x 7.33 Ft

Listing Presented By:



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Real Broker

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**RE/MAX Realty Professionals**

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

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