



## 27 BEDFIELD Close Calgary Alberta

\$524,900

WELCOME to 27 BEDFIELD CLOSE NE, located on a CORNER LOT in the ESTABLISHED community of BEDDINGTON HEIGHTS!! With Mature Trees, + Bushes that give extra privacy as you walk up to the Front Porch. Imagine yourself LOUNGING in the sun, watching the starry night, or having your morning coffee. This CHARMING 3-Level Split Home offers 1,512 sq ft of TOTAL DEVELOPED LIVING SPACE, featuring 3 Bedrooms, 2 Full Baths, and a 19'4" X 19'4" DOUBLE DETACHED GARAGE. Step inside the FOYER, you're welcomed with high ceilings and a NEUTRAL Colour palette. Leading into the INVITING LIVING ROOM, completed with a GAS FIREPLACE - the perfect spot to relax and unwind with family and friends. Up a few steps, the table in the Dining area will seat LOVED ONES while sharing meals, + Conversations as you talk about your day. The WARM KITCHEN featuring LAMINATE COUNTERS, BLACK APPLIANCES, + a water faucet on the sink and a functional layout for everyday living. Just off the kitchen is the access to the BACK DECK and FULLY FENCED YARD, ideal for entertaining or enjoying sunny days outdoors. Also on this level, you'll find a SECOND BEDROOM, a 4 PC BATHROOM, and the SPACIOUS PRIMARY BEDROOM offering COMFORT and PRIVACY. The FULLY FINISHED BASEMENT adds more living space with a LARGE REC ROOM, a THIRD BEDROOM, 3 PC BATHROOM, STORAGE AREA, and a LAUNDRY ROOM. Additional features include an 8' x 6' GREENHOUSE, perfect for growing your own herbs, vegetables, or flowers year-round, offering a peaceful and practical space for gardening enthusiasts. Located CLOSE TO PARKS, SCHOOLS, SHOPPING, and TRANSIT. This is a WONDERFUL OPPORTUNITY in a FAMILY-FRIENDLY NEIGHBOURHOOD! Beddington Heights is a MATURE northwest Calgary community that offers UNBEATABLE CONVENIENCE and lifestyle, with QUICK ACCESS to major roads, TOP-RATED SCHOOLS, sprawling parks like NOSE HILL, and a variety of shopping and dining op...

Recreational, Games room 16.50 Ft x 11.75 Ft

Bedroom 14.92 Ft x 10.08 Ft

Storage 10.00 Ft x 7.92 Ft

3pc Bathroom 8.25 Ft x 4.92 Ft

Laundry room 10.92 Ft x 4.92 Ft

Foyer 6.08 Ft x 5.00 Ft

Kitchen 10.83 Ft x 10.50 Ft

Dining room 10.50 Ft x 9.42 Ft

Primary Bedroom 12.58 Ft x 10.17 Ft

Bedroom 9.92 Ft x 8.58 Ft

a

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.simondhunt.com/>

**RE/MAX Realty Professionals**

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

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

Other 18.25 Ft x 12.67 Ft

Living room 15.00 Ft x 11.67 Ft

Other 5.25 Ft x 3.67 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft