

16 Bedwood Rise NE Calgary, Alberta

MLS # A2261068



\$665,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,695 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, See Remarks, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Wood Siding
Foundation:	Poured Concrete
Features:	Bar, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: pool table and all accessories, bar sink/stove/fridge combo as is

Enjoy this 3 bedroom 2 storey property that is backing onto a green space!!! Here, you will find just over 2300 Square feet of developed living area (total SQ FT) in Beddington Heights! This residence has an excellent well crafted bright & open concept main floor that includes vaulted ceilings with 2 skylights, new LVP flooring throughout the main floor. A generous living area greets you when you walk into the front door. A large separate formal dining room, also shares this vaulted area. Flowing nicely into the heart of the home is the large open kitchen that features Island seating, oak cabinets & another dining /kitchen nook that is situated in the sunny bay window overlooking the back yard. Moving from the kitchen into the great room you will enjoy a beautiful brick wood burning fireplace for those cool winter evenings. The expansive backyard includes a 2 level deck, plenty of space to enjoy a morning coffee, or an evening BBQ. This property backs onto a green space that gives you a great sense of privacy .Finishing the main floor is an updated 2 pc bathroom, laundry, and access to the large front drive double garage! Upstairs you will be greeted with a good sized master bedroom that will easily fit a king sized bed and more! A bonus walk in closet, a 4pc ensuite with an elegant soaker tub & a walk in shower are all inclusive to the master suite. The other 2 bedrooms are of ample size and are steps down the hall to another updated main 4 pc bath with new flooring, counter top, taps, under-mount sink, tile, toilet and more. Down in the lower section of the home you will find an amazing "pub like" atmosphere that includes a pool table with all the accessories (included) a wet bar with plenty of shelving and storage. Enjoy darts, a cocktail, some pool, good tunes, or a movie/ sporting event/TV . This unique flex space is large enough to accommodate a healthy

guest list!! There is also plenty of storage in the large cold room for canned goods or other misc items. Come check it out! The front drive, double attached garage has an overhead gas heated furnace, is insulated & dry-walled, plus includes access to the backyard, and comes with a ton a storage cabinets & a workbench 5 mins to Deerfoot Trail, Stoney Trail, Centre Street, shopping, pubs, shops, schools, restaurants, pool, & public transit a few blocks away! Check this home out! Plenty of space for a modern family.