

60 Beddington Way NE  
Calgary, Alberta

MLS # A2174594



**\$665,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Propane Fire Pit, AC Unit, Storage Racks in Roof of Garage

**\*\*OPEN HOUSE SUNDAY MARCH 16 FROM 12-2\*\*** Welcome to the established Community of Beddington Heights! Discover this beautifully renovated 5-bedroom bungalow that's MOVE-IN READY. With a thoughtful design that caters to families of all types, this home seamlessly combines comfort and practicality. Step inside to a large open-concept kitchen with ample counter space and plenty of storage, perfect for cooking and entertaining. The main floor features stunning engineered hardwood floors, along with a welcoming dining and living room space that's ideal for family gatherings. Enjoy the convenience of three well-appointed bedrooms on the top floor, including a primary suite with a 4-piece ensuite and a full second bathroom just down the hall. Step out to a newly built deck with a cozy fire pit area, providing a perfect retreat for relaxation and entertaining. The oversized double garage includes additional storage space, making organization effortless. The lower level features a large open family room, full bathroom and two additional spacious bedrooms, ideal for guests or family members. Recent enhancements include a new A/C unit, fresh paint, stylish feature walls, built in closet organizers and the lovely new deck. This home is ideally located near schools, parks, shopping, and public transportation, with easy access to major roadways. This home has been lovingly cared for, and the pride of ownership is evident throughout. Don't miss your chance to own this wonderful property in a sought-after community!