

## 3 Bernard Court NW Calgary, Alberta

MLS # A2237055



# \$575,000

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Beddington Heights  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 4 Level Split   |               |                   |
| <b>Size:</b>     | 1,651 sq.ft.  | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Sir     |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, City Lot, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Mixed, Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Wood Counters |                   |      |

**Inclusions:** Fridge, Stove, Hood fan, Built-in Dishwasher, Washer, Dryer, Window Coverings, RainTote

Tastefully renovated to showcase the mid-century design, this wonderful home is located steps from a community park on a lovely cul-de-sac. A must see for a young family, we know you'll love the trendy style and all the space! The open concept main floor showcases a living and dining room that flow to the brand new kitchen with an island, modern cabinetry, and stylish & functional open shelving being installed in the next few days.. The large pantry off of the kitchen nook has potential to be converted to a laundry room, if main floor laundry would be something you would like. Just a few steps down you will find the family room which has been modernized and features a cozy fireplace and patio doors that walkout to the spacious backyard. This level also has a separate ground level side entrance, which offers potential! The lower level 1/2 bath as well as the family bath on the upper level have both been renovated. On the upper level you will find 3 bedrooms including a spacious master with an ensuite, as well as 2 good sized additional bedrooms and the family bath. The lowest level is developed with another bedroom, recreation room, storage room, and the laundry / mechanical room. Other updates to note include a new furnace (2024), 50 gallon HWT (2020), lighting, & vinyl plank flooring. It is Poly-B free, with copper plumbing throughout, so you can check that off your list! Don't miss out on this great home, put it on the list and see it before it's gone!