16 Bedwood Rise NE
Calgary, Alberta

MLS # A2277584

$649,900

Division:	Beddington Heights
Type:	Residential/House
Style:	2 Storey

Size:	1,736 sq.ft.	**Age:**	1983 (43 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached
Lot Size:	0.11 Acre
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Brick, Wood Frame, Wood Siding		**Zoning:**	R-CG
Foundation:	Poured Concrete		**Utilities:**	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Fridge, stove, microwave (as is), dishwasher, washer & dryer, all window coverings, garage opener & 2 remotes, garden shed, garage heater, pool table and equipment, freezer in basement, 5 red bar stools in basement, low free-standing cabinet in basement storage room, shelving in basement storage room, water fountain in backyard with pump (as is), squirrel feeder in backyard

Welcome to this beautifully maintained 2-storey home backing directly onto greenspace in the desirable community of Beddington Heights, offering over 2,300 sqft of fully developed living space and an exceptional combination of privacy, comfort, and family-friendly living. Enjoy your morning coffee on the charming front porch. The bright and welcoming main floor showcases vaulted ceilings with skylights, updated luxury vinyl plank flooring, a spacious living room, and a formal dining area that flows seamlessly into the heart of the home. The well-appointed kitchen features an abundance of cabinetry, island seating, and a sunny eating nook set within a bay window overlooking the beautifully landscaped backyard, while the adjacent family room is anchored by a charming brick wood-burning fireplace, creating the perfect space for everyday living and cozy evenings. Completing the main level are a convenient 2-piece bathroom, main-floor laundry, and direct access to the double attached garage, which is insulated, drywalled, and heated (overhead door is approximately 2 years old). Upstairs, you will find 3 generously sized bedrooms and 2 full bathrooms, including a spacious primary retreat with walk-in closet and a large ensuite complete with a separate shower and relaxing soaker tub, all enjoying tranquil views of the greenspace behind. The fully developed basement is an entertainer’s dream, offering a large recreation room with custom western-style window shutters, a western-inspired wet bar with sink, and a pool table with accessories included, creating a true pub-style atmosphere ideal for hosting family and friends, along with a bathroom rough-in, cold room, and plenty of storage. Step outside to the fully fenced backyard, beautifully landscaped and featuring a lovely crabapple tree, a two-tiered deck ideal for summer BBQs and outdoor

dining, and a rear gate in the back fence providing direct access to the greenspace behind the home. Ideally located in Beddington Heights, this home is surrounded by excellent amenities including nearby schools, playgrounds, walking paths, and shopping, with many parks within walking distance, easy access to Deerfoot Trail and Stoney Trail, and close proximity to public transit, recreation facilities, and everyday conveniences. This is a rare opportunity to enjoy a spacious family home in a well-established Calgary neighbourhood while backing directly onto greenspace, offering privacy, lifestyle, and long-term value.