

61, 70 Beacham Way NW
Calgary, Alberta

MLS # A2188724



\$515,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,277 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 543
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: All Lighting Fixtures Attached, Kitchen Shelves Attached, Nest Thermostat

Welcome to this stunning semi-detached located in the community of Beddington Heights! This beautiful, bright, SOUTH FACING unit boasts HIGH CEILINGS, a unique layout with the 2nd floor overlooking the main, LUXURY VINYL PLANK FLOORING throughout and an UPDATED KITCHEN thats WHITE & BRIGHT. The modern kitchen is a chef's dream with white cabinets, NEW STAINLESS STEEL APPLIANCES with WIFI capabilities, a white subway tile backsplash and luxurious QUARTZ COUNTERTOPS throughout. Sliding doors off the dining area lead to a PRIVATE DECK where you will find its WELL TREED, perfect for enjoying the outdoors. The cozy living room features a GAS FIREPLACE with a tile surround. The home also features a NEST THERMOSTAT making it easy and convenient to keep it at just the right temperature. As you head upstairs, you'll find an OPEN TO BELOW LOFT, a spacious 4-piece guest bathroom, and two generously sized bedrooms, including the master suite with a private 3-piece ENSUITE. The FULLY FINISHED WALKOUT BASEMENT offers a spacious REC ROOM with sliding patio doors that open to a serene backyard with the option to head to a large open field to run the kids or pets. This well-managed complex is surrounded by mature trees, an extended green space and is just steps from a beautiful park. Enjoy walking distance to Nose Hill Park, a great view from the loft window of the airport and Deerfoot trail in the distance and convenient shopping at Beddington Towne Centre, with easy access to Deerfoot City, schools, and public transit. Don't miss the opportunity to live in this quiet, family-friendly neighbourhood!