



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**175 BEDWOOD Bay, Calgary T3K 1M1**

MLS®#: **A2178365**

Area: **Beddington Heights**

Listing Date: **11/09/24**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1980**

Lot Information

Lot Sz Ar: **5,769 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,216**

Low Sqft:

Ttl Sqft: **1,216**

DOM

**12**

Layout

Beds: **3 (3 )**

Baths: **3.0 (3 0)**

Style: **3 Level Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,No Neighbours Behind**  
Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Garden,Private Yard**

Construction: **Brick,Vinyl Siding**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**  
Int Feat: **Crown Molding,French Door,High Ceilings,Quartz Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 12`4"</b>
<b>Breakfast Nook</b>	<b>Second</b>	<b>10`2" x 9`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 9`3"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	
<b>3pc Bathroom</b>	<b>Lower</b>	

Room	Level	Dimensions
<b>Kitchen</b>	<b>Second</b>	<b>10`11" x 9`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`4" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`10" x 12`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7811589**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Beautifully renovated home on a large lot w/ a oversized double attached garage!! The bright open concept main floor features high vaulted ceilings and the living room w/ new vinyl plank flooring. The brand-new kitchen boasts elegant cabinetry, quartz countertops, undermount sink, S.S. appliances, eating ledge, and a good sized breakfast nook. The upper level offers 3 bedrooms including the master complete w/ a full ensuite and large walk-in closet. The lower level is partially finished w/ laundry room, 3pc bath, tons of storage, and an open concept area awaiting your finishing touches. Other recent upgrades include fresh paint inside and out, new hot water tank, toilets and vanities, and some light fixtures and hardware. This property is located in family-friendly neighbourhood with parks, schools, and shopping centers just minutes away. Book your appointment today!**

Inclusions:  
Property Listed By:

**N/A**  
**Royal LePage Benchmark**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













