



THE
A-TEAM

**RE/MAX
FIRST**

24 BERMUDA Court, Calgary T3K 1H3

MLS® #: **A2197834** Area: **Beddington Heights** Listing Date: **02/27/25** List Price: **\$649,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **5,112 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,790**
 Low Sqft:
 Ttl Sqft: **1,790**

DOM
0
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **4 Level Split**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Pie Shaped Lot,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run,Fire Pit,Garden,Playground,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),French Door,Granite Counters,No Smoking Home,Separate Entrance**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **7811536**

Remarks

Pub Rmks: **Discover the charm of Beddington Heights, a MATURE and HIGHLY SOUGHT-AFTER COMMUNITY that offers the perfect blend of comfort and convenience. Step into this hidden gem of a home, where every detail has been thoughtfully upgraded across all four levels. The sunken living room welcomes you with its expansive bay windows that flood the space with natural light. The formal dining room offers a perfect setting for gatherings, while the upgraded kitchen features sleek stainless steel appliances. Upstairs, you'll find a spacious master bedroom with a luxurious 4-piece ensuite, plus two additional generously sized bedrooms and another full 4-piece bathroom. On the third level, a cozy family room with a charming wood-burning fireplace awaits, along with French doors leading to the fourth bedroom, another 4-piece bathroom, laundry room, and a separate entrance for added convenience. The finished basement provides even more room to spread out, with two additional bedrooms, a full bathroom, and a kitchenette with a dining area — ideal for extended family or guests. With 6 bedrooms and over 2400 square feet of living space, this home also boasts a high-efficiency furnace, a double attached garage, and a fully fenced yard that backs onto a playground and green space. Location is key, and you'll love being close to two off-leash dog parks, the library, Thornhill Aquatic Centre, Nose Hill Park, and all essential amenities like schools, public transit, shopping, and more! This is your chance to make this stunning home yours — don't let it slip away!**

Inclusions:
Property Listed By: **NONE**
RE/MAX Complete Realty

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









