

**3251 Bearspaw Drive NW
Calgary, Alberta**

MLS # A2230064



\$849,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,067 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Soaking Tub, Storage, Vinyl Windows		

Inclusions: None

Don't let the address fool you! This beautifully renovated home sits on a private, peaceful lot situated on a quiet street. An idyllic front yard will immediately draw you inside this 4 bedroom home, ideally located within close proximity to 4 community schools, local recreation facilities, the public library, transit and an abundance of shopping options in either direction. Step inside the front door and head upstairs to the principal area of the home offering a spacious open floor plan with large living room with lovely wood burning fireplace. The stylish renovated kitchen is ideally set up for entertaining, with a breakfast bar and accented with black stainless steel appliances and granite countertops, and a well sized dining area with sliding doors to the outdoor screened in deck. 2 large bedrooms are tucked away, both within steps of the 4 piece bathroom. The lower level is fully developed with a huge family room with fireplace, 2 additional well sized bedrooms (see if you can find the secret Harry Potter hideaway!) , stylish 3 piece bathroom and a well sized laundry room. A separate entrance to the rear yard has a large covered entrance and provides access up to the back yard. The rear yard is a great place to have family gatherings around a fire, enjoy weekends gardening or hang out in your covered rear deck. The double detached garage offers parking for 2 and ample storage, while extra parking is available on the paved driveway beside the home. This property is a perfect choice for families of all sizes and ideally located on a quiet street, yet close to everything you could possibly need or want.