

**40 Beacham Rise NW
Calgary, Alberta**

MLS # A2235053



\$679,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,143 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Tankless Hot Water, Vinyl Windows		

Inclusions: Gazebo

Nestled on a quiet street in desirable Beddington Heights, this fully finished 4-level split home offers incredible space, updates, and functionality for the growing family or hobbyist. One of the standout features is the oversized double detached garage, ideal for vehicles, projects, or additional storage. But it gets even better, the garage has a flat roof and is just waiting to be transitioned into your own sunny rooftop oasis during the summer months! The inviting main floor boasts spacious living room, featuring a cozy wood-burning fireplace. The gourmet kitchen is completely upgraded with modern cabinets, granite countertops, and stainless-steel appliances—perfect for home chefs and entertainers alike. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with a private 3-piece ensuite. The developed third level offers a large family room, a fourth bedroom, and a 2-piece bath—ideal for guests or a home office. Also, on the third level are patio door leading to a fully fenced and beautifully landscaped backyard. The rear deck is large enough to accommodate large gatherings and will provide plenty of outdoor fun from springtime to fall. As well, underneath the deck, there is a spa pad and roughed in wiring for a hot tub. The fourth level features a spacious recreation room, giving you even more living flexibility. This home has been lovingly maintained and thoughtfully updated over the years, with a VERY long list of upgrades, including: New Roof (2025), Siding, Eavestrough & Window Cladding (2025), Interior Paint (2024), Hot Water on Demand (Rinnai, 2008), Lennox Furnace (2009), Granite Counters, Cabinets, Appliances, Vacu-Flo, Ensuite & More (2012–2016), Upgraded Windows on Multiple Levels (2008 & 2009). A full list of upgrades available upon request. This property offers both functionality and comfort in a family-friendly

community, close to schools, shopping, transit,, Nose Hill Park and the airport. Don't miss your chance to own this move-in-ready home with exceptional value and space!