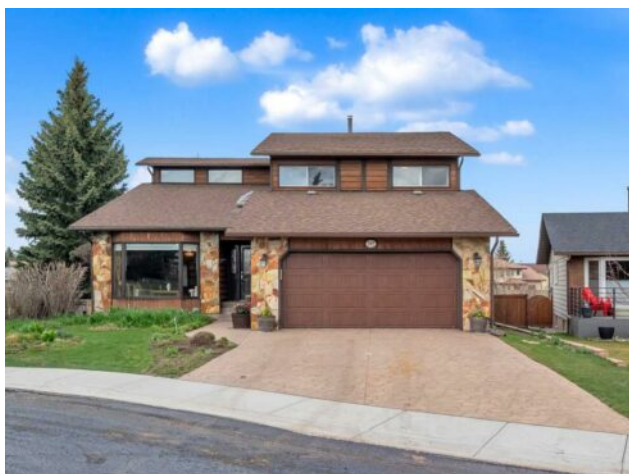


519 Bernard Mews NW
Calgary, Alberta

MLS # A2217822



\$824,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,632 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.17 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Gentle Sloping, Landscaped, Lawn, Many Trees, No Neighbors		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	N/A		

This exceptional custom-built two-storey home is one of the largest in Beddington Heights, offering over 2,632 sq. ft. above grade plus a 1,329 sq. ft. walkout basement, with no homes behind. Perfectly situated on a quiet cul-de-sac just steps from a park, this residence showcases timeless craftsmanship and thoughtful design, featuring Cumaru teak flooring, rich oak woodwork, a spiral staircase, cedar cathedral ceilings, and extensive built-ins. The grand foyer welcomes you into formal living and dining rooms, while the spacious kitchen, flooded with natural light from a full wall of windows, overlooks the mature, private west-facing backyard and opens onto a massive, partially covered deck—ideal for outdoor living. The cozy family room centers around a brick fireplace and custom millwork. A main floor bedroom makes an excellent home office, adjacent to a full bathroom with convenient laundry. Upstairs, you’ll find three generously sized bedrooms including a luxurious primary suite with a Jacuzzi ensuite, along with an open loft area perfect for an office or den. The fully developed walkout basement offers an expansive recreation space and a large secondary living area with a warm fireplace setting and a beautiful oak kitchenette—perfect for use as a summer kitchen—plus additional built-ins throughout. This home has been meticulously maintained and thoughtfully upgraded over the years: 2000 master shower, 2008 main-level hardwood, 2012 kitchen and bathroom renovation with new appliances and updated electrical, 2016 upstairs carpet, 2020 Bosch dishwasher, 2022 new upstairs furnace, A/C, 50-gallon hot water tank, water softener, and electrical panel, 2023 two new furnaces (main and basement), and 2024 LG WashTower. The oversized garage features epoxy flooring, built-in cabinetry, drawers, and overhead storage racks. This

one-of-a-kind property offers the perfect blend of luxury, functionality, and an unbeatable location close to schools, shopping, downtown Calgary, and the airport.