



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 BERKSHIRE Road, Calgary T3K2A1**

MLS®#: **A2169417** Area: **Beddington Heights** Listing Date: **09/30/24** List Price: **\$850,000**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1981** Abv Sqft: **2,178**  
 Lot Sz Ar: **4,908 sqft** Low Sqft:  
 Lot Shape: Ttl Sqft: **2,178**

DOM

**22**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Corner Lot,Fruit Trees/Shrub(s),Lawn,Low Maintenance Landscape,Landscaped,Street Lighting**  
 Park Feat: **Off Street,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Awning(s),Garden,Private Yard,Rain Gutters,Storage**

Construction: **Brick,Concrete,Stucco,Wood Frame**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Oven,Refrigerator,Washer**  
 Int Feat: **Bidet,Built-in Features,Central Vacuum,No Smoking Home,Pantry,Recessed Lighting,Sauna,Separate Entrance,Storage,Track Lighting,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	13`2" x 9`10"	Family Room	Main	12`9" x 17`0"
Mud Room	Main	9`3" x 7`5"	2pc Bathroom	Main	5`10" x 4`10"
Loft	Main	17`4" x 11`7"	Kitchen With Eating Area	Main	18`6" x 13`1"
Dining Room	Main	10`4" x 13`6"	Living Room	Main	13`2" x 19`6"
Bedroom - Primary	Upper	12`10" x 20`4"	Walk-In Closet	Upper	8`5" x 5`1"
Balcony	Upper	12`10" x 22`11"	5pc Ensuite bath	Upper	7`10" x 12`7"
4pc Bathroom	Upper	7`10" x 8`6"	Bedroom	Upper	10`6" x 13`2"

<b>Bedroom</b>	<b>Upper</b>	<b>15`1" x 10`6"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`3" x 6`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 12`5"</b>	<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>4`11" x 7`10"</b>
<b>Kitchen With Eating Area</b>	<b>Upper</b>	<b>14`7" x 10`10"</b>	<b>Family Room</b>	<b>Basement</b>	<b>12`3" x 11`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 9`9"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 7`2"</b>
<b>Mud Room</b>	<b>Basement</b>	<b>4`2" x 3`10"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>15`8" x 12`8"</b>
<b>Storage</b>	<b>Basement</b>	<b>3`1" x 5`2"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-CG**  
 Legal Desc: **7911479**

Remarks

Pub Rmks: **This immaculate, beautifully renovated, and move-in ready home boasts over 3,000 square feet of developed living space! It includes 5 SPACIOUS bedrooms, 4.5 bathrooms, a TRIPLE heated garage, a private patio, an Illegal Basement Suite and much more! The Primary bedroom is the perfect place to kickback & relax. It comes complete with your own private oasis, which includes an En-suite bathroom, a sauna, a fireplace & a HUGE private patio! The oversized, heated triple garage, comes with a loft, which provides ample storage for all your needs without sacrificing garage space. The tasteful, Illegal basement suite features 2 bedrooms, 2 full bathrooms, a massive living room & a kitchen with an eating area! This magnificent home is perfect for big families, growing families, and even investors! The welcoming curb appeal, mixed with an amazing layout, and topped off with the change in Rezoning will give you an abundance of options with this home. Beautifully designed and meticulously maintained, this home is ready for you to create lasting memories. Don't miss the chance to live in luxury and comfort!**

Inclusions: **(2) Refrigerators, (2) Stoves, (2) Microwave Hoodfans, (1) Dishwasher, (1) Washer, (1) Dryer**

Property Listed By: **CIR Realty**

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





















