



THE A-TEAM

RE/MAX FIRST

955 BERKLEY Drive, Calgary T3K 1E2

MLS®#: A2180120 Area: Beddington Heights Listing Date: 11/19/24 List Price: \$619,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached City/Town: Calgary Year Built: 1978 Lot Sz Ar: 5,500 sqft
Finished Floor Area Abv Sqft: 1,129 Low Sqft: Ttl Sqft: 1,129

DOM

1 Layout Beds: 3 (2 1) Baths: 2.5 (2 1) Style: Bi-Level

Parking

Ttl Park: 4 Garage Sz: 2

Access: Lot Feat: Back Lane, Fruit Trees/Shrub(s), Gazebo, Landscaped, Rectangular Lot, Sloped, Treed Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air, Natural Gas Sewer: Ext Feat: None Construction: Stone, Stucco Flooring: Carpet, Hardwood, Tile Water Source: Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings Int Feat: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Dining Room, Living Room, etc. with their respective levels and dimensions.

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7711171

Remarks

Pub Rmks: **This beautifully maintained bi-level home is nestled in the heart of the highly popular and well-established NW community of Beddington Heights. Offering a total of 1,992 sf of thoughtfully designed living space, the main floor boasts stunning site-finished oak hardwood flooring throughout, a large living room w/cozy gas fireplace, and a massive south-facing kitchen featuring an abundance of solid oak cabinetry, island w/breakfast bar and stainless steel appliance package that includes a built-in microwave and wall oven. The main floor is complete with a spacious primary bedroom featuring an amazing walk-in closet and private 2 pc bath, generous 2nd bedroom and separate 4-piece bathroom. The fully developed basement offers a family room with a corner gas pot-belly fireplace, a workout/games area, 3rd bedroom/home office, 4-pc bathroom and laundry room area with loads of storage space. The sunny yard offers an upper composite deck, 12' x 12' gazebo (ideal for enjoying time on those warm summer nights) and an oversized double-car garage with an incredible workshop area. The main roof was done in (2014) while the garage shingles were just replaced earlier this year. The furnace was replace in (2010) and has been meticulously maintained annually, the hot water tank was installed in (2020). Within walking distance to several area schools/playgrounds and is in close proximity to the shops & restaurants of Beddington Towne Centre, city transit and spectacular Nose Hill Park. This home is an absolute must see!**

Inclusions: **2nd fridge in basement, metal & wood shelving units in mechanical room, Billy bookshelves in basement rec room**
Property Listed By: **eXp Realty**

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









