



**36 Bearberry Crescent NW  
Calgary, Alberta**

**MLS # A2308419**



**\$619,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,164 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Oversi		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Shed

Pull up to this one and you'll feel it before you even get out of the car. Everything is new. The siding, the eaves, the roof, the windows, this Beddington bungalow has been redone from the outside in, and it shows. Not in a flashy way. In, this was done properly way. Inside, the main floor just flows. Light pours in, the luxury vinyl flooring bring a modern and practical element. The updated kitchen with new cabinets, soft close drawers, fresh countertops, new backsplash, new coffee bar offers a comfortable cooking environment. The living room has a beautiful brick fireplace with a gas insert. The main floor has 3 solid bedrooms, 1 full renovated bath as well as a primary ensuite half bath that sparkles. The basement? Bonus space done right. A massive family room with its own gas fireplace, a fourth bedroom (window not egress), a modern full bath, and finishes that carry the same quality as the rest of the home. There's a newer high efficiency furnace , newer hot water tank, and roughed in vacuum system. Out back, you've got a yard that means business. A big paving stone patio, grass space, a heated detached double garage wired for 220, RV parking, a backyard that's actually usable. There's a park at the end of the street. This is a neighbourhood where people put down roots. Nothing to do, just move in.