



GRASSROOTS
REALTY GROUP

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32 Berkley Place NW
Calgary, Alberta

MLS # A2328890



\$600,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,339 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Drive Thro		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Stone Counters, Storage		
Inclusions:	Freezer in Garage		

Welcome to beautiful Beddington Heights, where this fully finished bungalow could be your chance to get into the Northwest. Offering just over 2300 sq. ft. of developed space, this sunny layout is perfect to grow into or retire in the future. Inside you'll notice the bright white updated kitchen, with a multitude of cabinets and storage features. The stone countertops expand long and provide plenty of prep space, while the deep ceramic sink basin faces a large window that invites light through. Arguably one of the best features about this home is the natural light you notice from the moment you step inside. The windows along the front give the illusion of being floor to ceiling in length, and when you're sitting in your dining room you have a clear view of the cul-de-sac. At the back of this bungalow you'll notice the upstairs living room complete with a wood burning fireplace and additional built-in features; You can also access the backyard from the sliding doors through here. Upstairs there are a total of 3 bedrooms, with 2 full 4-piece bathrooms - All of your everyday living can easily be achieved on this single level. There's over 1000 sq. ft. available in the fully finished basement, where you'll find an expansive and well-lit recreation room with beautiful pot lights throughout. Another generously sized bedroom, 4-piece bathroom, and 2 storage rooms are also located here. The utility room offers more built-in features, which serve well if you shop in bulk and need to store household items away. Outside the deck is around 16' x 8'; and the double detached garage is wide, measuring around 24' x 24'. There's an attached driveway that's connected from the front sidewalk which leads straight into the garage, meaning an additional 2-4 cars can park tandem here. The backyard is fully fenced and offers a lush green view.

There's true privacy here with no direct neighbors behind, plus a park/pathway can be accessed from a gate connected to your fence. Check out the iGuide tour and book your showing today - Come see the potential Beddington Heights has to offer!