



GRASSROOTS
REALTY GROUP

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343 Berkshire Place NW
Calgary, Alberta

MLS # A2344381



\$899,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,109 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Tankless Hot Water, Wet Bar		

Inclusions: Gazebo, Storage Shed (2) "as is", hot tub "as is", heater in the garage

Location, location, location! It is rare to find a home offering this level of renovation, quality, and thoughtful design throughout. Situated on a quite cul de sac this exceptional two-story home offers an outstanding location close to all amenities, including Co-op, parks, schools, public transportation, Beddington Village, and only minutes to Superstore, with easy access to both Stoney Trail and Deerfoot Trail. The main level features a wonderful open-concept from the dining room, kitchen and great room. The upgraded tile in the kitchen and the hardwood flooring in the great room, along with newer baseboards and newer doors throughout, provide a modern, contemporary feel. The stunning custom kitchen is the heart of the home, featuring custom maple cabinetry with touch lighting, push-open doors, soft-close features, custom drawers, pull-out shelving, and an abundance of storage and counter space. The impressive 14-foot island includes a large eating bar, quartz countertops, gas cooktop with downdraft ventilation, and a built-in power station with USB ports. Additional features include a built-in refrigerator and double ovens. Patio door from the kitchen to the backyard and composite deck. The dining room offers an electric fireplace, while the spacious great room showcases a beautiful brick-faced wood-burning fireplace. Main-floor laundry, half bath, and a dedicated office complete the main level. Upstairs offers three spacious bedrooms, including an impressive master bedroom featuring another wood-burning fireplace, a large closet, and a beautifully renovated four-piece ensuite with an abundance of counter space. Two additional generous bedrooms and another four-piece bathroom provide plenty of room for the family. The fully developed basement is designed for entertaining, featuring a huge recreation/theatre room, games area attached with a wet bar,

wine fridge, and bar fridge. A completely renovated three-piece bathroom and two additional bedrooms complete the lower level, providing additional living area. Step outside to the spectacular pie-shaped, southeast-facing backyard, transformed into a private oasis with multiple lounging areas, decks, a new gazebo, beautiful perennial gardens, shrubs, and mature trees. The fully fenced backyard backs onto a walking trail that leads to the park. The heated double attached garage offers a convenient man door and plenty of additional storage. Other recent improvements include central vacuum and attachments, air conditioning, custom window coverings, new shingles/eaves, two newer furnaces, a newer tankless hot water system, and newer windows. With extensive renovations, exceptional attention to detail, and a truly functional layout, this turn-key home offers tremendous value and is ready for you to move in and enjoy.