



# 300 Berwick Drive Calgary Alberta

\$549,999

Detached and delightful 2-story 1889-sq-ft, 4-bedroom sunny house, lovingly upgraded and well-kept throughout is a complete surprise. LVP flooring throughout creates a feeling of cleanliness in the family-oriented community of Beddington, close to restaurants, shopping, parks, and fantastic schools. The main floor features are a wonderful, open living concept, a large living room that captures the morning and afternoon sun, a well-equipped modern kitchen with stainless steel appliances, a roomy pantry, and a 2 pcs bath. This kitchen is flooded with natural light with a magnificent view of the private, peaceful, and fully landscaped backyard. Upstairs is a Master Bedroom serviced by a large closet, two additional bedrooms, and of course a conveniently located 4-piece bathroom. The lower level is fully finished with a 4th bedroom a 4-piece bathroom/laundry room, and a flexible room that makes the perfect movie/family room. Entertaining is easy in the backyard and kids can play all day long in a fully landscaped & fenced lot with mature trees and a terrific back alley! What joy, laughter and fun you can all have with friends and family, this beautiful home is fully finished and sits in the very desirable community of Beddington. Do not hesitate to reach out for a private showing and it surely will not last long! Here is another plus, you are steps away from Nose Hill Park. Please check out the virtual tour of this property (id:6769)

Primary Bedroom 15.00 Ft x 10.01 Ft  
 4pc Bathroom 7.32 Ft x 5.18 Ft  
 Bedroom 9.91 Ft x 9.84 Ft  
 Bedroom 11.00 Ft x 9.84 Ft  
 Hall 8.43 Ft x 6.82 Ft  
 Bedroom 11.84 Ft x 9.51 Ft  
 Family room 20.67 Ft x 19.32 Ft

3pc Bathroom 7.33 Ft x 5.17 Ft  
 Foyer 6.17 Ft x 4.82 Ft  
 Living room 22.24 Ft x 15.00 Ft  
 2pc Bathroom 5.68 Ft x 4.33 Ft  
 Kitchen 13.58 Ft x 11.00 Ft  
 Hall 5.74 Ft x 4.17 Ft

Listing Presented By:



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See

### Mirror

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