



## 35 Bermuda Place Calgary Alberta

\$565,000

Nestled at the end of a quiet cul-de-sac, this charming, updated home in NW Calgary is a true gem. With modern upgrades, including newer windows, a stylish kitchen, and updated bathrooms, this home still retains the timeless character of an older property. Recent updates include: R-50 insulation in the attic (2021), Central Air (2022), a brand-new roof, siding, eaves, and downspouts, all replaced in November 2024. The furnace and hot water tank have been fully serviced, and the ducts have been professionally cleaned. These upgrades provide you with the confidence and comfort of knowing everything has been taken care of, allowing you to move in and enjoy your new home with complete peace of mind. Step into the heart of this home, where the bright, open space invites you to relax and connect. The living room is a showstopper with its soaring 14' ceiling, a large window that floods the space with natural light, and a stunning wood-burning fireplace—perfect for cozy winter nights. Just steps away, the dining room opens onto a deck, creating the perfect flow for summer barbecues and outdoor gatherings. The primary suite offers a peaceful retreat, complete with a private 3-piece ensuite and direct access to the backyard deck. A spacious secondary bedroom and a beautifully appointed 4-piece main bath complete this inviting main level. The lower level is a super versatile space, with a spacious rec room that's perfect for a kids' play area, home gym, movie nights, or pursuing your favourite hobbies. This level also includes a 3rd bedroom, a convenient 3-piece bath, and a laundry room. With the potential to add a 4th bedroom, this space is ideal for growing families or hosting guests, adapting effortlessly to your needs. Step outside to your fully fenced, treed backyard, featuring a recently updated rock pathway, garden boxes, and thoughtful landscaping for easy maintenance. ...

3pc Bathroom 10.50 Ft x 9.25 Ft

Bedroom 15.75 Ft x 12.67 Ft

Recreational, Games room 25.92 Ft x 13.75 Ft

Living room 19.25 Ft x 13.50 Ft

3pc Bathroom 8.08 Ft x 6.50 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Bedroom 14.42 Ft x 12.50 Ft

Dining room 14.17 Ft x 8.25 Ft

Kitchen 15.33 Ft x 10.25 Ft

Primary Bedroom 14.58 Ft x 10.08 Ft

Listing Presented By:



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