



## 424 Berkley Crescent Calgary Alberta

\$799,000

Welcome to your dream home! Come see this beautifully upgraded walk-out home tucked away on a peaceful street in Beddington Heights. Sitting on a massive pie-shaped lot with mature trees, enjoy the partially covered wrap around deck and a large driveway with an oversized double car garage. This home has over 2,700 square feet of developed living space! The property has a NEW ROOF (2022), tankless hot water system, with modern lighting & luxury finishes throughout. The main home showcases a fully updated kitchen with quartz countertops, new stainless steel appliances, stylish cabinets and engineered HARDWOOD flooring runs through the entire main level! Enjoy a cozy evening by the eye-catching gas fireplace... and when you head upstairs to one of 3 bedrooms, notice the luxury carpet beneath your feet. Each spa-like bathroom has been fully renovated and is ready for your enjoyment. This home includes a bright FULLY LEGAL BASEMENT SUITE with its own private entrance and renovated 4-piece bathroom. The legal suite also has new vinyl plank floors and high end carpet. Currently set up with a shared laundry area in the basement but a second set of washer/dryer hookups are in the main floor mudroom. The Basement flex room can be used for the legal suite or main house. Want to keep the entire home for yourself?? The legal suite can easily become one with the rest of the house, granting you full access to the private backyard patio and an incredible basement bar. For the hobbyist there's an additional WORKSHOP under the back deck, perfect for year-round projects. With nothing left to do but move in and enjoy, this home is the perfect blend of comfort, style, and versatility. Don't miss out on this incredible opportunity! (id:6769)

Kitchen 10.00 Ft x 9.00 Ft

Living room 23.00 Ft x 11.50 Ft

Furnace 9.00 Ft x 7.50 Ft

Other 12.50 Ft x 7.50 Ft

Bedroom 14.50 Ft x 11.00 Ft

4pc Bathroom 7.50 Ft x 6.50 Ft

Kitchen 11.67 Ft x 10.00 Ft

Living room 18.00 Ft x 12.00 Ft

Family room 16.50 Ft x 9.50 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Primary Bedroom 16.00 Ft x 12.00 Ft

Bedroom 15.00 Ft x 7.50 Ft

Bedroom 12.50 Ft x 9.00 Ft

3pc Bathroom 8.50 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Dining room 12.00 Ft x 10.00 Ft

4pc Bathroom 8.50 Ft x 7.50 Ft