



## 43 Berkley Rise Calgary Alberta

\$595,000

Ever dreamed of living in the "inner city", with everything at your fingers, close to a massive park, great shopping and live in a renovated bungalow on a large lot boasting an oversized double car garage? WELCOME HOME. The heart of the home, the kitchen, is sure to please, with it's raised panel maple cabinetry, solid countertops with undermount sink, side-by-side fridge, easy-to-clean glass topped stove, space saving over-the-range microwave, and with the space enlarged between the kitchen and living room, you can let the party flow from your amazing kitchen, into the living room. The living room room, like the rest of home has been tastefully decorated, but this shines even brighter with an incredible feature wall. The superb millwork continues with the front foyer has curved entry wall, adding a little "WOW" when you first enter. The renovated main bath (serving guests + the 2nd bedroom) is truly an experience to enjoy with it's custom tiled shower, rolling glass door, and the same raised panel maple cabinets and solid countertops as the kitchen. The master retreat has it's own private bathroom (rare in this price / size class). The floor coverings are all either REAL hardwood or tile flooring. The mechanicals have been upgraded to ensure your comfort, low utility bills, and safety, with a new furnace, new hot water tank, central air conditioning, water softener, and replaced electric panel. Amazing convenient shopping, with Beddington Town Centre only 1/10 of a mile away (London Drugs, Co-Op, banks, gas & more), with Deerfoot City, Calgary newest shopping & entertainment experience only 2 miles away. The commute can't be beat with Centre Street, boasting the Express Transit direct to downtown a mere 1/4 mile away; car afficiendos will love the insulated and drywalled double car garage and rest easy that Deerfoot is only 5 minutes. Alongside the garage...

4pc Bathroom 11.00 Ft x 5.58 Ft  
Kitchen 12.75 Ft x 8.67 Ft  
Dining room 12.08 Ft x 7.42 Ft  
Living room 16.50 Ft x 14.75 Ft  
Other 5.83 Ft x 6.00 Ft

3pc Bathroom 7.50 Ft x 6.25 Ft  
Bedroom 13.17 Ft x 11.08 Ft  
Primary Bedroom 9.17 Ft x 14.42 Ft  
2pc Bathroom 6.33 Ft x 3.00 Ft

Listing Presented By:



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MAXWELL EXPERTS PLUS REALTY

<http://www.johahomes.com>



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