



## 83 Berwick Crescent Calgary Alberta

\$499,800

Welcome to this bright and sunny 3 level split home on the Northwest side of Beddington! Surrounded by green space, parks, and pathways, this property is ideal for anyone who enjoys long walks in the park. This charming property has been well cared for and pride of ownership shows throughout. This one really must be seen in person to be fully appreciated. The home features a bright open floor plan with inviting neutral colour palette, living room with wood burning fireplace, over-looked by the dining area and kitchen with stainless steel appliance package. Down the hall you will find 2 generous sized bedrooms and 2 bathrooms with one being a 3 piece ensuite. Downstairs you will be greeted by the family room with gas fireplace and built-ins, games area and dry bar, as well as direct access to the fantastic back yard space. This level also contains another full bathroom, a large bedroom with egress windows that let light flood in, the laundry room, and a huge "crawl space" that is over 5 feet tall currently used as a workshop in addition to storage. The back yard is an incredible space for entertaining friends and family with its tiered decks, paver patio section with fire pit, lush grassy area, all framed in with low maintenance shrubbery, and a large shed to keep all of your tools and mower tucked away. You don't want to miss this one - it's a real gem. This property is conditionally sold with a condition date of November 15. (id:6769)

Kitchen 15.25 Ft x 9.92 Ft  
Dining room 13.42 Ft x 8.00 Ft  
4pc Bathroom 7.92 Ft x 4.92 Ft  
Primary Bedroom 14.50 Ft x 10.00 Ft  
3pc Bathroom 7.92 Ft x 6.33 Ft  
Bedroom 12.92 Ft x 10.00 Ft  
Family room 12.33 Ft x 10.92 Ft

Laundry room 9.17 Ft x 6.17 Ft  
4pc Bathroom 8.83 Ft x 4.92 Ft  
Bedroom 12.17 Ft x 12.08 Ft  
Recreational, Games room 14.33 Ft x 13.33 Ft  
Other 18.17 Ft x 13.33 Ft  
Living room 16.75 Ft x 13.33 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.your-realestate-connection.ca.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)