



## 1292 Berkley Drive Calgary Alberta

\$599,000

Look No further! Here's your next dreamed COZY home. Enjoy the benefits of modern energy efficient living with newer Triple-Pane VINYL Windows installed throughout the whole house! The main floor boasts elegant LVP flooring, creating a warm and inviting atmosphere. The spacious living room and dining area provide ample space for daily activities. The kitchen is upgraded with GRANITE countertops, and NEWER appliances, providing a perfect blend of style and functionality. Bathrooms have been thoughtfully updated with newer toilets, newer vanity and quartz countertops, adding a touch of contemporary elegance. Upstairs, you'll find three generously sized bedrooms perfect for your family's needs. The fully finished basement offers a vast recreation/family room, an extra bedroom/den, and room for future bathroom development. The beautifully landscaped backyard, with big newer deck, offers a perfect retreat for relaxation and entertainment. The large, fenced LOT is adorned with beautiful mature plants and nice concrete and stone paver walkway at both back and front yard. Other notable upgrades include newer fences, metal(aluminum) sidings, newer mantel and tile work for the fireplace, newer high efficiency furnace, newer hot water tank, newer eaves and roof shingles. Also it features an oversized double garage at the back of the house. Located close in proximity to 14th St NW, public transit, nose hill park, shopping center, and well-known school system( Beddington Heights School, John G. Diefenbaker High School, Sir John A. Macdonald School etc.) Ensuring you and your family a convenient lifestyle. This home is not just a dwelling but a blend of elegance and comfort, waiting for its new owners or investors to start their story! ACT NOW before it's gone! (id:6769)

Primary Bedroom 16.33 Ft x 11.00 Ft

Bedroom 11.00 Ft x 10.58 Ft

Bedroom 11.33 Ft x 9.92 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Den 8.50 Ft x 7.17 Ft

Family room 19.92 Ft x 12.58 Ft

Furnace 12.92 Ft x 9.17 Ft

Living room 17.42 Ft x 14.42 Ft

Kitchen 14.67 Ft x 13.83 Ft

Other 8.67 Ft x 6.67 Ft

Foyer 8.33 Ft x 4.25 Ft

Pantry 4.83 Ft x 2.42 Ft

2pc Bathroom 5.08 Ft x 4.42 Ft

Listing Presented By:



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RE/MAX House of Real Estate

<http://www.housingalberta.com/>

### RE/MAX Realty Professionals

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