



1480 Berkley Drive Calgary Alberta

\$699,900

Located in the established community of BEDDINGTON HEIGHTS, this well-maintained home offers a functional family layout, meaningful UPGRADES TOTALING OVER \$100K over the years and a backyard that backs directly onto a WALKING PATH for added privacy and outdoor enjoyment. The main floor features a front living room with WEST EXPOSURE that fills the space with natural light, flowing into the formal dining room with UPDATED LIGHTING suited for everyday living and entertaining. Designed with a PENINSULA-STYLE LAYOUT, the kitchen includes an eating nook and a PATIO SLIDER that supports easy INDOOR/OUTDOOR LIVING. Below, the sunken family room is anchored by a GAS FIREPLACE with FULL STONE SURROUND, BUILT-IN SHELVING and an OVERSIZED WINDOW framing backyard views. A tucked-away powder room and a functional mudroom with washer and dryer provide excellent storage and everyday convenience. The upper level includes two additional bedrooms, a 4-piece main bathroom and a BEAUTIFUL PRIMARY RETREAT with a private 3-piece ENSUITE and DUAL CLOSETS. The FULLY DEVELOPED BASEMENT adds flexible living space with a large REC ROOM, BUILT-IN SHELVING and a PUB-STYLE WET BAR WITH SEATING, along with a FOURTH BEDROOM and a 3-piece bathroom featuring a STEAM SHOWER, while the mechanical room offers added STORAGE with a WORKBENCH and BUILT-IN SHELVING. Outdoor features include a FULL-LENGTH TWO-TIERED DECK with a GAS BBQ LINE, a LARGE BACKYARD, VEGETABLE GARDEN, OUTDOOR SHED and a recently replaced fence in 2017. UPGRADES include KITCHEN APPLIANCES (except dishwasher) within the last 5 years, ATTIC INSULATION TOP-UP in 2025, WASHING MACHINE in 2024, BASEMENT CARPET in 2021, WINDOWS in 2021 and 2024, HOT WATER TANK in 2020, TWO HIGH-EFFICIENCY FURNACES WITH HUMIDIFIERS in 2016, SHINGLES in 2016 and HAIL-RESISTANT HARDIBOARD SIDING in 2025. Parking is provided by a DOUBLE ATTACHED GARAGE that ...

Recreational, Games room 20.00 Ft x 10.75 Ft
 Furnace 20.33 Ft x 18.83 Ft
 Bedroom 10.42 Ft x 9.42 Ft
 3pc Bathroom 8.67 Ft x 4.92 Ft

Laundry room 8.00 Ft x 6.42 Ft
 2pc Bathroom 8.58 Ft x 3.17 Ft
 Primary Bedroom 14.00 Ft x 12.25 Ft
 Bedroom 11.58 Ft x 9.50 Ft
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Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Living room 13.67 Ft x 13.25 Ft

Dining room 10.58 Ft x 8.25 Ft

Kitchen 10.75 Ft x 8.42 Ft

Family room 17.25 Ft x 13.25 Ft

Bedroom 11.58 Ft x 9.42 Ft

3pc Bathroom 7.08 Ft x 4.92 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft