



GRASSROOTS
REALTY GROUP

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**966 Berkley Drive NW
Calgary, Alberta**

MLS # A2257028



\$625,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,083 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Gravel Driveway, Off Street, On Street, Other		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Garden, Landscaped		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Vinyl, Vinyl Plank

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade

Exterior: Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: All appliances on Main Floor and Basement included with the sale of the home (2 Refrigerators, 2 Electric Ovens, 2 Dishwashers, 2 Stacked Washer/Dryers, 1 Microwave, 2 Hood Fans). Floating shelves in Upstairs and Downstairs Kitchen, Shelving in all bathrooms.

OPEN HOUSE SAT/SUN 1-4PM. Welcome to "Paradise at Berkley"! This 5 bed + 2.5 bath fully remodeled semi-detached Bungalow with a WALKOUT Basement has been thoughtfully REMODELED from the studs up in a modern farmhouse style. With a beautifully finished 2 bed + 1 bath illegal SUITE, this home offers the perfect balance of family living with a downstairs rental, or a multi-generational household. With Brand NEW Plumbing throughout the entire home, this property makes an incredible investment! Inside, the Open Concept floor plan is bursting with style. Superior craftsmanship is showcased throughout — from the massive Oak BEAM framing the kitchen paired with 8mm light oak vinyl plank flooring running seamlessly across the home, custom 'hidden' laundry tucked behind dual Barn Doors, and new windows that flood the home with natural light. Your guests will love cozy evenings around the custom electric fireplace, where elegant tilework and a tailored frame add warmth and sophistication. The chef-inspired kitchen is a showstopper, featuring a statement Custom Range Hood, Quartz Countertops with an undermount Composite Sink, light oak Floating Shelves, a spacious Black Fluted Island with breakfast bar, matte black Hardware, a striking cloudy tile backsplash — all tied together with a full suite of Stainless Steel Appliances. The main level features 3 spacious bedrooms and 1.5 baths, including a tranquil primary suite with a VIEW and walk-through closet leading to the private ensuite bath. The Walkout Basement offers a spacious 2 bed + 1 bath illegal SUITE, designed with the same attention to detail — featuring a second CUSTOM Kitchen with crisp white cabinetry, black matte Hardware, and modern finishes throughout. Enjoy the backyard, offering a private space for your family, or tenants and access to your

oversized driveway. Whether you're looking to live up, rent down, or run an Airbnb (as the current owners have successfully done over the summer months), your options are endless. Don't miss your chance to own 'Paradise at Berkley'.