



GRASSROOTS
REALTY GROUP

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139 Berkshire Place NW
Calgary, Alberta

MLS # A2259356



\$725,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,066 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, French Door, High Ceilings, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Shed, Garage Door Opener & Remote, Plug in bar lights under mezzanine		

Situated on a quiet Keyhole Crescent. Discover this stunningly renovated walk-out home, a move-in ready with over 2,066 square feet of developed living space. This immaculate two-story residence is designed for both comfort and luxury, offering four spacious bedrooms and 3.5 bathrooms. From the moment you step inside, you'll be greeted by a soothing, neutral palette that highlights the gorgeous laminate flooring and elegant architectural accents. The main floor is a true masterpiece of design. A bright and airy living room, with its vaulted shiplap wood & beam ceiling, and skylit lofted area, invites an abundance of natural light. The kitchen is a chef's delight, boasting ample counter and cabinet space, numerous vinyl windows, and a cozy breakfast nook. For more formal gatherings, the separate dining room area provides the perfect setting for memorable family functions and large dinner parties. Adjacent to the kitchen, the relaxing family room features custom built-in cabinetry and opens onto a large deck with calming, scenic views. A convenient two-piece powder room, a laundry room complete this level. Upstairs, the focus is on relaxation. The primary suite is a private retreat, featuring elegant French doors, a beautifully updated four-piece ensuite bathroom w penny round tile backsplash quartz counters, Air Jett tub and a large walk-in closet. Two more generously sized bedrooms, one with its own walk-in closet, a four-piece main bathroom, and a tranquil lofted den area offer plenty of space for family and guests. The fully developed walk-out basement is an incredible bonus, providing a fourth bedroom, a three-piece bathroom, a bonus room, and a spacious recreation room. The walk-out grants direct access to your low-maintenance, landscaped backyard, which backs onto a serene walking path, perfect for an active lifestyle. Nestled on a quiet cul-de-sac, this home is

surrounded by parks, pathways, schools, and playgrounds, creating the ideal environment for a family. Storage shed is included. Convenience is at your fingertips, with Beddington Towne Centre and Shopping Centre just moments away. With parking for up to five vehicles and an array of exquisite features, this beautifully designed and meticulously maintained home is ready for you to create new memories. Don't miss your chance to live in luxury and comfort—book your showing today!