

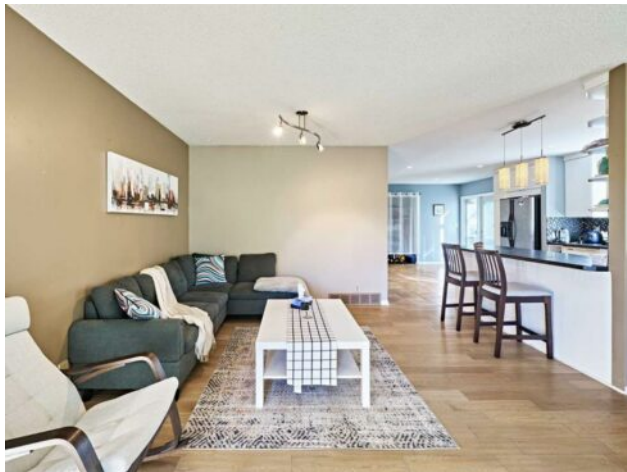


GRASSROOTS
REALTY GROUP

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8414 Berwick Road NW
Calgary, Alberta

MLS # A2259911



\$479,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,103 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Located in the mature neighbourhood of Beddington Heights across from an expansive park with toboggan hill, fields and baseball diamond. This nicely home has an open floor plan, bright and spacious living room with a wood burning fireplace. The kitchen features a breakfast eating bar, gas range, white modern cabinetry with custom pull outs providing superior storage solutions and plenty of work surfaces. Large dining room with patio doors leading low maintenance outdoor space. The king sized primary bedroom with walk in closet and 2 piece en-suite, could be easily converted to a full en-suite. A second bedroom or home office and 4-piece bathroom with deep soaker tub with tile surround to ceiling and custom cabinets utilizing the space nicely. The lower level is fully developed with rec room, den, 2 additional bedrooms, 3-piece bathroom, laundry room and storage. You private side yard features a large deck with ample space for full dining table and BBQ cooking area, plus a second patio stone area perfect for dogs, kids toys or firepit, a large storage shed and double concrete parking pad. Best value in this area!