



GRASSROOTS
REALTY GROUP

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**467 Berkley Crescent NW
Calgary, Alberta**

MLS # A2280704



\$665,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,081 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: Water Softener (As-Is), Front Door and Back Door Keypad Locks

This beautifully updated home offers a RARE heated triple car garage and thoughtful upgrades throughout. The kitchen showcases new quartz countertops, brand-new appliances, and timeless white shaker-style cabinetry, seamlessly flowing into a dining area that easily accommodates a large table that is perfect for family gatherings. The spacious living room is highlighted by a brand-new window, filling the space with natural light from the south-facing exposure. The primary bedroom comfortably fits king-sized furniture and features a large closet and an updated 2-piece ensuite with lots of counter space. Two additional bedrooms offer ample closet space, while the main 3-piece bathroom is complete with a stunning tile-surround shower and 10mm glass. The fully finished basement includes a fourth bedroom, generous recreation room, flex space (previously used as a hair studio), a large 4-piece bathroom, and a laundry room with plenty of storage. Outside, enjoy low-maintenance landscaping and a spacious patio that is ideal for relaxing or entertaining. With ample room for vehicles, toys, and storage, the heated triple-car garage truly sets this home apart. Ideally located just a 2-minute walk to Huntington Hills Off-Leash Dog Park and a 10-minute walk to Beddington Square, offering easy access to all amenities.