

39 Berwick Crescent NW
Calgary, Alberta

MLS # A2145286



\$674,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,847 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Storage Shed

Welcome to this charming 2-storey split nestled in the heart of Beddington with a sprawling, private yard perfect for outdoor living and entertaining. This home boasts an inviting open-style layout, ideal for modern living and family gatherings. Upon entering, you are greeted by a spacious living room filled with natural light, flowing seamlessly into the dining area and kitchen. The kitchen features ample counter and cabinet space, stainless steel appliances, and an upscale, functional island. Main floor has a 2 piece bathroom, private bedroom, laundry area and cozy family room with a wood burning fireplace! Upstairs, retreat to the tranquil master bedroom with a 4 piece en-suite bathroom and large walk-thru closet. Two additional bedrooms and a full bathroom complete the upper level, providing plenty of space for a growing family or guests. The lower level offers an abundance of storage space, an undeveloped recreation area along with a private recreation room that could serve as an office or hobby room. Outside, the expansive yard is surrounded by mature trees offering privacy and tranquility, making it an oasis in the city. Enjoy summer barbecues on the covered deck or simply relax in the shade of the trees. Located in a family-friendly neighborhood close to schools, parks, shopping, and transit, this home combines comfort, convenience, and style. Recent upgrades include; new high efficiency furnace, H2O tank, all new flooring throughout, new roof, exterior paint, new appliances and upgraded bathrooms. Please call your favorite realtor to set up a private viewing and make owning this lovely home a reality!