

\$669,900 - 11 Berkshire Road Nw, Calgary

MLS® #A2127286

\$669,900

4 Bedroom, 2.00 Bathroom, 1,728 sqft

Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

This distinctive home on Berkshire Rd. offers a one-of-a-kind floor plan that perfectly blends spaciousness with coziness. As you step into the main floor, you're greeted by an award winning expansive open layout featuring a living room and family room divided by a stunning two-sided fireplace, creating an inviting atmosphere for gatherings or quiet evenings alike. The formal dining room, adorned with a newer sliding glass door leading to the west-facing pressure-treated deck and your outdoor oasis. The well-appointed kitchen is a chef's delight, providing ample room for culinary endeavors. Need a main floor bedroom/den space complimented with a 3 peice bathroom well you got it; a main floor bedroom with a full bath adds to the functionality of this level, offering flexibility and convenience. Venture upstairs to find two generously sized bedrooms, a versatile den/loft/reading nook overlooking the family room below, and a master bedroom retreat boasting vaulted ceilings and a cheater door to the luxurious 4-piece bath. Descending to the lower level, you'll discover even more living space, including an additional bedroom, storage area, a spacious rec room, a gym area and a hobby space, offering endless possibilities for relaxation and entertainment. But what truly sets this home apart is the extensive landscaping investment, totaling over 50k. A picture-perfect cedar pergola adorn the lush yard, creating a private outdoor retreat ideal for enjoying the serene



surroundings with no neighbors on the north side and convenient lane access for rear parking pad and double detached garage. Positioned just steps away from community schools, this home offers not only luxurious living but also unparalleled convenience. With its private, lush yard, thoughtfully designed interior, and main floor bedroom with a full bath, 11 Berkshire Rd. is more than just a home—it's a sanctuary where comfort and sophistication meet.

Built in 1979

Essential Information

MLS® #	A2127286
Price	\$669,900
Sold Price	\$690,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,728
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	11 Berkshire Road Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K2A1

Amenities

Parking Spaces	4
----------------	---

Parking	Double Garage Attached, Oversized
---------	-----------------------------------

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Clay Tile
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 16th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.