



THE
A-TEAM

**RE/MAX
FIRST**

3332 BARRETT Place, Calgary T2L 1W6

MLS®#: **A2113306**

Area: **Brentwood**

Listing Date: **03/08/24**

List Price: **\$1,920,000**

Status: **Active**

County: **Calgary**

Change: **-\$29k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **6,932 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,912**
Low Sqft:
Ttl Sqft: **3,912**

DOM

72

Layout

Beds: **5 (4 1)**
Baths: **5.5 (5 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Landscaped,Street Lighting,Rectangular Lot,Treed,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Flat Torch Membrane,Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting,Playground,Private Yard**

Construction: **Manufactured Floor Joist,See Remarks,Stone,Stucco,Wood Frame**

Flooring: **Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Humidifier,Microwave,See Remarks,Washer,Water Softener**

Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Steam Room,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`0" x 5`3"	Dining Room	Main	20`1" x 10`0"
Family Room	Main	17`7" x 16`6"	Spice Kitchen	Main	10`11" x 5`4"
Kitchen	Main	17`7" x 15`6"	Living Room	Main	14`10" x 13`5"

Mud Room
4pc Bathroom
5pc Ensuite bath
Bedroom
Bedroom
Laundry
4pc Bathroom
Media Room

Main
Second
Second
Second
Second
Second
Basement
Basement

9`10" x 7`5"
8`5" x 5`0"
13`8" x 12`11"
16`10" x 14`7"
11`9" x 11`8"
8`2" x 5`9"
9`5" x 7`3"
17`6" x 11`11"

Office
4pc Ensuite bath
5pc Ensuite bath
Bedroom
Bedroom - Primary
Bonus Room
Bedroom
Game Room

Main
Second
Second
Second
Second
Second
Basement
Basement

10`10" x 10`0"
7`11" x 5`0"
14`3" x 13`6"
13`3" x 10`11"
20`1" x 16`11"
15`1" x 14`0"
14`5" x 10`6"
40`7" x 29`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

3306JK

Zoning:

R-C1

Remarks

Pub Rmks:

Welcome to this meticulously crafted two-storey home, nestled in the highly sought after community of Brentwood. Conveniently located walking distance to all levels of schools, short commute to UofC, shopping complex, and Nose Hill Park, and easy access to major roads, this residence offers both convenience and prestige. The exterior showcases extra wide metal clad windows, a blend of stone, acrylic stucco, and cedar, enhancing curb appeal and setting the tone for the elegance within. The main floor features an open-concept layout, 9' flat ceilings, and engineered hardwood flooring. A versatile office (potential bedroom) and a formal living/dining area create a welcoming entrance. The gourmet kitchen is equipped with built-in Jenn-Air appliances, double-thickness quartz countertops, and a large island, seamlessly connecting to the dinning area and the family room with a linear gas fireplace. Glass sliding door lead to a covered patio deck for an enhanced indoor-outdoor living experience. Completing the main floor is a convenient spice kitchen, a well-appointed mudroom, and a powder room. The open-riser staircase leads to a well laid-out upper level, showcasing a bright bonus room and four bedrooms. The first master bedroom features a stone accent wall with a dual-sided gas fireplace, spacious walk-in closet, vaulted ceiling, and a luxurious ensuite with in-floor heat, a standalone tub, dual vanity, and a shower with handheld, rain, and body sprays. The second master bedroom offers vaulted ceiling, walk-in closet and a luxurious ensuite with in-floor heat, a air jetted tub, dual vanity, and a shower with handheld, rain, and body sprays. Two additional bedrooms, each with their own full bath and walk-in closets, a convenient laundry room, and a common balcony complete the upper level. The fully developed basement with in-slab heating is an entertainment haven with a rec room, a well-equipped bar, a workout area, a media room, a bedroom, and a bathroom with a steam shower and dual vanity. Throughout the home, appreciate the 9' ceilings, elegant lighting fixtures, ample storage, intricate woodwork, built-in speakers, central vacuum, security system, motorized custom blinds on large windows, and the comfort of central air conditioning. The home is equipped with a boiler system, stainless steel hot water tank, 200 AMP electrical service, screw-less electrical cover plates, elegant LED lighting, cedar soffits, full-height stone exterior, an extra-deep exposed concrete driveway, massive metal-clad windows, and an oversized double attached heated garage with a sink and gas line in one corner. This all-inclusive home is a must-see, where every detail comes together to create a truly exceptional living experience.

Inclusions:

Property Listed By:

none

Creekside Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











