

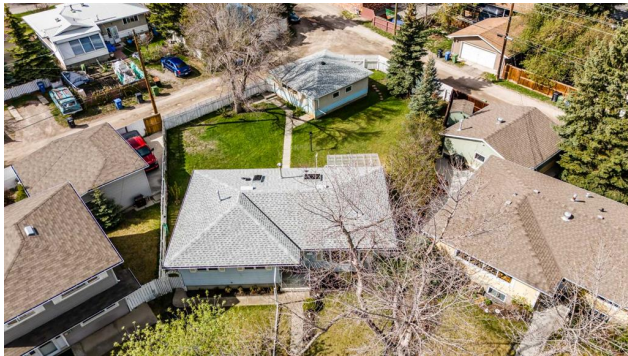


THE A-TEAM

RE/MAX FIRST

58 BUTLER Crescent, Calgary T2L 1K3

MLS#: A2122709 Area: Brentwood Listing: 05/23/24 List Price: \$790,000
Status: Active County: Calgary Change: -\$35k, 17-Jun Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1961
Finished Floor Area
Abv Sqft: 1,182
Low Sqft:
Ttl Sqft: 1,182
Lot Sz Ar: 8,611 sqft
Lot Shape:

DOM

33
Layout
Beds: 5 (3 2)
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Landscaped, Treed
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: None
Construction: Stucco, Vinyl Siding
Flooring: Carpet, Hardwood, Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Int Feat: Ceiling Fan(s), Central Vacuum, Double Vanity, Dry Bar, French Door, Laminate Counters, No Smoking Home, Skylight(s), Soaking Tub, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 5pc Bathroom, Bedroom, Kitchen, etc. with their levels and dimensions.

Legal/Tax/Financial

Title:
Zoning:

Fee Simple

Legal Desc:

R-C1

6JK

Remarks

Pub Rmks:

Nestled in the sought-after community of Brentwood, this perfectly located home offers a large, secure yard for your children to play in freely. Two gated entrances provide convenient storage for your trailer and boat, perfect for family vacations. The neighborhood boasts excellent schools within walking distance, eliminating long bus rides for younger children. And for your older kids, a prestigious university is just a short walk away. This home is designed to grow with your family, providing everything you need for a comfortable and fulfilling life together. The home consists of 5 bedrooms, 2 bathrooms and over 2,300 square feet of living space, situated on a massive 8,600 square foot pie-shaped lot in a peaceful crescent. Upon entering, you'll be greeted by a spacious foyer that leads to a main floor adorned with beautiful hardwood flooring. The living room features a bow window, filling the space with natural light, while the dining room includes a built-in china cabinet and sliding doors that open to a covered back deck, perfect for outdoor gatherings. The large kitchen includes a skylight and is equipped with ample cabinetry and a built-in pantry, ensuring plenty of storage space. A convenient pocket door between the kitchen and dining room enhances privacy and functionality. The main level also includes a generous primary bedroom, two additional bedrooms, and a 5-piece bathroom complete with dual sinks, a soaker tub, built-in linen storage, and a skylight. The basement is designed for relaxation and entertainment, featuring a huge rec room with a gas fireplace, a dry bar, and a pool table (included). Additionally, there are two more bedrooms, a 4-piece bathroom, a den, a laundry room, and a storage room. The expansive, landscaped yard boasts mature trees and shrubs, underground sprinklers, and plenty of sunlight, creating a serene outdoor retreat. The property includes a double detached, heated, oversized garage with alley access, RV parking and ample street parking. Recent upgrades enhance the home's appeal, including a freshly painted main floor, new furnace (2022), new roof (2020), and sewer line/water line replaced from the original. Additional features include central vacuum, a water softener, an electronic air purifier, and a sump pump. This home is conveniently located near parks, playgrounds, and schools, with easy access to Brentwood Village, Shopping Centre, Northland Village Mall, Nose Hill, and The University of Calgary. Public transit options, such as the Brentwood LRT Station, are close by, and Crowchild Trail is easily accessible. This delightful bungalow in Brentwood offers an exceptional opportunity for comfortable family living in a prime location. Don't miss your chance to make this your home.

Inclusions:

Property Listed By:

**Pool Table & Attachments, Water Softener, Vacuflo & Attachments, Garage Heater, Garage Control, 2nd Garage door opener
Real Broker**

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

