



THE
A-TEAM

**RE/MAX
FIRST**

63 BRANTFORD Crescent, Calgary T2L 1N9

MLS® #: **A2125473**

Area: **Brentwood**

Listing Date: **04/23/24**

List Price: **\$1,049,900**

Status: **Active**

County: **Calgary**

Change: **-\$38k, 18-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1961**
Lot Information
Lot Sz Ar: **7,244 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,621**
Low Sqft:
Ttl Sqft: **1,621**

DOM

26
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Street Lighting,Pie Shaped Lot,Sloped,Treed**
Park Feat: **Double Garage Attached,Front Drive,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Entrance**

Construction: **Brick,Composite Siding,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`2" x 11`2"
Living Room	Main	20`7" x 13`0"
Den	Main	8`0" x 8`0"
Mud Room	Main	8`4" x 4`5"
Family Room	Basement	24`9" x 10`10"
Bedroom - Primary	Main	14`0" x 12`6"

Room	Level	Dimensions
Dining Room	Main	11`2" x 8`5"
Foyer	Main	11`3" x 7`9"
Laundry	Main	5`11" x 4`10"
Kitchen	Basement	9`8" x 7`9"
Laundry	Basement	8`9" x 6`7"
Bedroom	Main	11`4" x 9`0"

Bedroom
Bedroom
4pc Bathroom

Main
Basement
Main

9`7" x 9`0"
12`10" x 9`6"

Bedroom
4pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Basement
Basement
Main

11`8" x 9`8"

Title:
Fee Simple
Legal Desc:

5654HW

Zoning:
R-C1

Remarks

Pub Rmks:

Incredible find! Only a handful of bungalows in Brentwood of this size and caliber come to market! Sitting on a beautiful pie shaped lot, this extensively renovated bungalow was taken down to the studs and exquisitely designed maximizing the full use of the 2,700 sq ft of living space. Welcoming you is redesigned front entry with a covered front porch overlooking the quiet street. Inside is a spacious foyer with built-in cubbies, glass feature wall and lower mudroom with in-floor heat accessing your double attached garage. The large open concept living space showcases white oak hardwood, vaulted ceilings, a stone tiled surround gas fireplace, dining area with huge pantry and coffee/bar station including beverage fridge. The sleek designer kitchen boasts contrasting crisp white and navy cabinets, white quartz counters with gold marbling compliments the modern gold pulls, and farmhouse sink. Stainless steel appliances shine with the gas stove showcasing an electric convection oven and air-fryer, built-in microwave, and smart fridge. The main floor includes a full bathroom, laundry room with custom shelving, and three generous bedrooms, including the primary. The tranquil master is a relaxing haven presenting a custom walk-in closet, vaulted ceilings, and a serene ensuite boasting his/her sinks, deep soaker tub, and glass enclosed shower. The fully developed lower offers a separate entrance (great revenue potential) and is finished with plus carpets throughout. An expansive rec room offers plenty of room for a family and games area and is highlighted by a full kitchen, including an induction stove. Two spacious bedrooms, full bath, storage and secondary laundry area complete the level for the utmost convenience. This home has an abundance of features such as SmartApp technology, triple pane windows, Kinetic Water System, and additional insulation throughout. The West exposed backyard is an ideal oasis to entertain or indulge a moment of quiet bliss as you taken in the abundant green space and the lovely flowering tree. Optimally situated, this revitalized home is located minutes to the LRT, schools, parks, UofC, shopping, and the trendy restaurants and amenities of the new University District. Don't miss out on your chance to own this impeccable home in a peaceful suburban community.
Washer X2, Dryer X2, Refrigerator X2, Dishwasher X2
RE/MAX House of Real Estate

Inclusions:
Property Listed By:

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











