



THE
A-TEAM

**RE/MAX
FIRST**

5251 BARRON Drive, Calgary T2L 1T7

MLS®#: **A2162361** Area: **Brentwood** Listing Date: **09/05/24** List Price: **\$749,999**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1965**
Lot Information
 Lot Sz Ar: **5,952 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,234**
 Low Sqft:
 Ttl Sqft: **1,234**

DOM

14
Layout
 Beds: **4 (4)**
 Baths: **1.5 (1 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Irregular Lot,Level,Many Trees,Street Lighting,Rectangular Lot**
 Park Feat: **Garage Door Opener,On Street,Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Awning(s),Courtyard,Private Entrance,Private Yard,Rain Gutters**

Construction: **Aluminum Siding ,Wood Frame**
 Flooring: **Carpet,Concrete,Cork,Hardwood,Linoleum,Tile**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Oven,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Laminate Counters,Pantry,Separate Entrance,Storage,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`6" x 12`8"
Living Room	Main	22`2" x 13`7"
5pc Bathroom	Second	7`7" x 10`6"
Bedroom	Second	10`0" x 9`9"
Family Room	Third	20`7" x 12`9"
Game Room	Level 4	20`11" x 12`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`4" x 10`6"
Bedroom - Primary	Second	11`1" x 13`3"
Bedroom	Second	11`1" x 10`6"
Bedroom	Third	11`4" x 9`11"
2pc Bathroom	Third	4`0" x 6`6"
Furnace/Utility Room	Level 4	21`7" x 10`1"

Title: **Fee Simple**
Legal Desc: **2448JK**

Zoning:
R-C1

Remarks

Pub Rmks: **Don't miss this fantastic opportunity to live in Brentwood, one of Calgary's most sought-after neighborhoods! This beautifully maintained 4-level split offers over 1,850 sq ft of developed space and is situated on a spacious corner lot, just steps from parks, schools, public transportation, and shopping. With schools for all ages, the University of Calgary, Foothills Medical Centre, Calgary Cancer Centre, Alberta Children's Hospital, retail options, the C-Train line, downtown, and Nose Hill Park nearby, this location offers unmatched convenience. As you enter this immaculate home, you'll be greeted by gleaming hardwood floors, a cozy wood-burning fireplace, a formal dining room, and a generously sized kitchen. The hardwood continues upstairs, where you'll find three spacious bedrooms, including a primary bedroom with a stunning glimpse of the downtown skyline. This level also features a 5-piece bathroom and a large 9 sq ft linen closet for convenience. The third level offers a large family room with cork flooring, featuring a striking floor-to-ceiling curved brick electric fireplace as the focal point. This level includes a fourth bedroom with a built-in Murphy bed with a like-new mattress, a 2-piece bathroom, a secondary storage pantry with pull-out drawers for extra storage, and a separate walk-out entrance to the back and side yards. On the fourth and final level, you'll discover a 264 sq ft recreation room, ideal for family game night, and a 217 sq ft utility room with laundry and ample storage space. The well-treed and private corner lot is beautifully landscaped, with flower beds lining the front and back of the home. A large concrete block patio with a retractable awning creates an inviting outdoor entertainment area. A decorative concrete block wall separates the patio from a secret garden, featuring a high Cotoneaster shrub border, additional flowerbeds, interlocking brick, and a charming crab apple tree. The oversized single garage, accessible from the wide alley, adds to the home's appeal. Mentionable updates include: New windows (2018, with triple pane in the living and dining rooms), new eavestroughs with leaf-catchers (2018), new shingles (2019), new hot water tank (2019), new water softener (2019), new furnace (2020), and a new wood fence in the past five years.**

Inclusions: **Murphy Bed with Mattress, Shelving, Awning on Garage with crank**
Property Listed By: **Royal LePage Benchmark**

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