



THE
A-TEAM

**RE/MAX
FIRST**

4124 BRISEBOIS Drive, Calgary T2L 2E7

MLS®#: **A2165820** Area: **Brentwood** Listing Date: **09/13/24** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1962**
Lot Information
 Lot Sz Ar: **5,102 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,068**
 Low Sqft:
 Ttl Sqft: **1,068**

DOM

6
Layout
 Beds: **6 (2 4)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **No Smoking Home,Open Floorplan,See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`5" x 3`10"	3pc Bathroom	Basement	5`6" x 4`5"
Bedroom	Main	11`4" x 8`8"	Bedroom - Primary	Basement	12`2" x 10`4"
Living Room	Main	14`5" x 13`2"	Kitchen	Basement	17`2" x 8`0"
Bedroom	Basement	12`9" x 11`5"	Family Room	Basement	10`9" x 14`5"
Mud Room	Main	3`0" x 5`1"	Bedroom	Main	8`2" x 12`2"
4pc Bathroom	Main	9`3" x 5`0"	Dining Room	Main	8`8" x 9`3"
Kitchen	Main	13`2" x 12`9"	Bedroom	Basement	10`10" x 11`5"

Bedroom **Basement** **12`7" x 8`9"** Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
Legal Desc: **6JK**

Remarks

Pub Rmks: **OPEN HOUSE ON SEPT.14, 2024 AT 12:00-3:00 Welcome to the gorgeous, upgraded bungalow with around 2000 square feet living space in the most desirable community of Brentwood. New vinyl floor lies throughout the main level which features 3 bedrooms, a 4PC bathroom, spacious living room with lots of nature light from the big window, formal dining room, and a stylish kitchen with plenty of cabinetry. You can access the finished basement with another kitchen through the separate entrance. 3PC bathroom and laundry room, and three good sized bedrooms with regular size windows. Additionally, all walls throughout the home have been freshly painted. As for the backyard, it contains a pergola overlooking the patio, and is a direct pathway from the home to the double garage. New upgrades include vinyl floor, basement windows, painting and all LED lights. This location is close to all the amenities; there are desirable schools around, such as Brentwood School, Simon Fraser School, Sir Winston Churchill High School, etc. This house is a walking distance from the Brentwood LRT and city transit, the University of Calgary and Shopping centre. Additionally, it is a few minutes' drive to Market Mall & Nose Hill Park. Common roadways are also easily accessible from this location, including Crowchild, Stoney and Shaganappi trail. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **Homecare Realty Ltd.**

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









