



THE
A-TEAM

**RE/MAX
FIRST**

3420 BUTTON Road, Calgary T2L 1N1

MLS®#: **A2168675** Area: **Brentwood** Listing Date: **09/26/24** List Price: **\$787,500**
 Status: **Active** County: **Calgary** Change: **-\$12k, 29-Oct** 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: **1,120**
 Low Sqft:
 Ttl Sqft: **1,120**

DOM

56
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Many Trees,Rectangular Lot**
 Park Feat: **Additional Parking,Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run,Garden,Private Yard**

Construction: **Vinyl Siding,Wood Siding**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Granite Counters,Jetted Tub,No Animal Home,No Smoking Home,Separate Entrance,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`6" x 13`2"
Kitchen	Main	8`4" x 10`9"
Bedroom - Primary	Main	11`5" x 12`3"
Bedroom	Main	9`6" x 8`10"
Bedroom	Basement	9`11" x 11`11"
Kitchen	Basement	12`11" x 6`9"
Bedroom	Basement	9`6" x 8`10"

Room	Level	Dimensions
Dining Room	Main	9`1" x 8`9"
Nook	Main	6`5" x 5`5"
4pc Bathroom	Main	7`5" x 6`10"
Bedroom	Main	9`11" x 11`11"
Family Room	Basement	14`11" x 20`2"
3pc Bathroom	Basement	7`5" x 4`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1253JK

Remarks

Pub Rmks: **Welcome to this recently renovated bungalow in the desirable community of Brentwood. Upon arrival you will found beautiful treed front yard leading to the main entrance which boasting over 2000 sf of living space. As entering, embrace the southwest-facing Sunny & Bright family room with Bay-windows great place entertaining family and friends. Gas fireplace with framed stone brings warmth and coziness inviting you to the bright dining room. With gorgeous white cabinets and countertops the kitchen offers a sense of timelessness. A versatile den perfect for a home office or breakfast nook. Through the hallway with functional cabinets your primary bedroom comes with closet and large windows. A 4 pc bath conveniently right next. On the other side comes with two more good-sized bedrooms with closets finishes the main level. On the lower level, there is large recreation room great for a theater or game room. A wet bar comes with cabinets and cupboards, two extra good sized Bedrooms all comes with windows and closets. A laundry room with sink and 3 pc bath finish the basement. Backyard is a true retreat-great place to enjoy family BBQ. Enjoy the privacy with mature trees around and Double detached garage is oversized. Many upgrades-New vinyl flooring on both levels 2024, Windows 2024, Main floor Kitchen cabinets and countertops, Dishwasher & Microwave hood 2024, Main floor Lighting 2024, Hot water tank 2017, Shingle and Siding 2009. Located in the vibrant and family-friendly community, this home is just convenient to everything that suits your lifestyle. Walking distance to Captain John Palliser elementary/ Simon Fraser Jr. high/Sir Winston Churchill High School/University of Calgary. Nose Hill Library, Public Swimming Pool and Northland Mall right on the corner. Minutes to Nose Hill Park, Foothills/Alberta Children's Hospital. Easy access to Brentwood LRT, Crowchild Trail, John Laurie Blvd and Stoney Trail... Don't miss out on the great opportunity to make this home yours-Call your favorite realtor and book a showing today.**

Inclusions: **Dishwasher and Fridge in basement suite**
Property Listed By: **Everest Realty and Property Management Corp.**

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









