



THE
A-TEAM

**RE/MAX
FIRST**

5035 BULYEA Road, Calgary T2L 2H8

MLS®#: **A2169018**

Area: **Brentwood**

Listing Date: **09/26/24**

List Price: **\$1,249,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1964**

Lot Information

Lot Sz Ar: **6,383 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Alley Access,Triple Garage Detached**

DOM

10
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **ENERGY STAR Qualified Equipment,Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Playground**

Construction: **Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Microwave,See Remarks,Washer/Dryer**
Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Quartz Counters,Soaking Tub,Vinyl Windows,Wet Bar**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|----------------|--------------|-------------------|-------------------|--------------|-------------------|
| Living Room | Main | 14`6" x 14`6" | Kitchen | Main | 12`9" x 10`0" |
| Dining Room | Main | 12`7" x 8`9" | Bedroom - Primary | Main | 16`4" x 13`8" |
| Walk-In Closet | Main | 8`5" x 6`5" | 5pc Ensuite bath | Main | 9`6" x 8`4" |
| Bedroom | Main | 10`8" x 9`11" | Bedroom | Main | 10`8" x 95`5" |
| 4pc Bathroom | Main | 8`8" x 4`11" | Laundry | Main | 7`3" x 5`10" |
| Family Room | Basement | 22`1" x 15`9" | Exercise Room | Basement | 9`5" x 7`0" |
| Bedroom | Basement | 14`7" x 10`4" | Bedroom | Basement | 12`10" x 10`8" |

4pc Bathroom

Basement

8`11" x 4`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2448JK

Zoning:

R-CG

Remarks

Pub Rmks:

Welcome to the epitome of luxury living in Brentwood! This exquisite bungalow, nestled within the pristine community, boasts an impressive farmhouse-style exterior and sits majestically on an oversized lot, offering unparalleled space and privacy. As you step inside, you'll be greeted by a grand open-concept main floor that seamlessly combines the living room, kitchen, and dining area, creating an inviting space perfect for both entertaining and everyday living. Indulge in the ultimate comfort and sophistication within the expansive primary bedroom suite, complete with a spacious walk-in closet and a spa-like ensuite bath, providing a serene sanctuary to unwind and relax. Two additional generously sized bedrooms on the main floor offer ample space for family or guests, while a conveniently located washroom and laundry room add to the home's functionality and convenience. The allure of this home continues into the basement, where a vast recreation area awaits, ideal for hosting gatherings or enjoying leisure activities. A well-appointed wet bar/gym area provides the perfect spot for entertainment or fitness enthusiasts. Two additional bedrooms and a tastefully appointed washroom complete the lower level, offering versatility and space for all your needs. Outside, a large triple garage provides ample storage for vehicles and outdoor equipment, adding to the convenience and appeal of this remarkable property. Don't miss your chance to experience luxury living at its finest in Brentwood. Schedule your private viewing today and discover the endless possibilities awaiting you in this stunning home!

Inclusions:

N/A

Property Listed By:

eXp Realty

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