



THE
A-TEAM

**RE/MAX
FIRST**

3410 BRETON Close, Calgary T2L 1X4

MLS®#: **A2180855** Area: **Brentwood** Listing Date: **11/29/24** List Price: **\$850,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1971** Abv Sqft: **1,358**
Lot Information Low Sqft:
 Lot Sz Ar: **7,416 sqft** Ttl Sqft: **1,358**
 Lot Shape:

DOM

22
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard,Irregular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Brick,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	16`5" x 16`8"	4pc Bathroom	Main	32`7" x 16`2"
Bedroom	Main	42`1" x 36`1"	Bedroom	Main	30`11" x 35`10"
Bedroom - Primary	Main	46`2" x 36`1"	Kitchen	Main	32`7" x 52`3"
Living Room	Main	53`4" x 63`2"	Dining Room	Main	49`9" x 32`7"
3pc Bathroom	Basement	25`8" x 31`2"	Other	Basement	19`5" x 20`9"
Bedroom	Basement	37`2" x 34`2"	Family Room	Basement	53`1" x 59`4"
Laundry	Basement	26`6" x 27`4"	Game Room	Basement	49`3" x 45`5"

Storage
Furnace/Utility Room

Basement
Basement

52`3" x 24`7"
19`8" x 23`6"

Storage

Basement

15`4" x 28`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8018JK

Remarks

Pub Rmks:

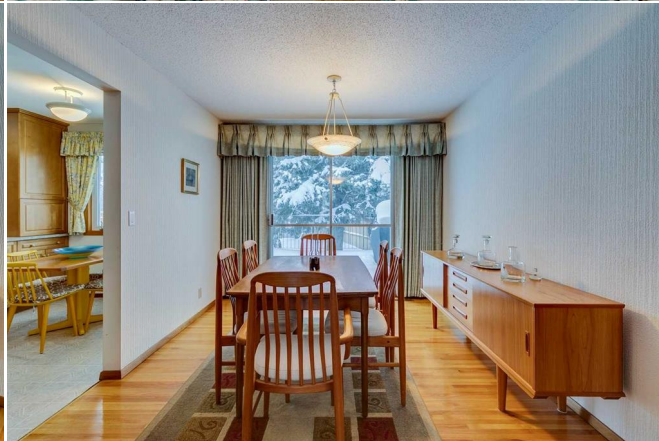
Welcome to this fabulous home in the highly desirable Brentwood Heights, perfectly situated on a huge, mature, + flat lot with gorgeous trees. This charming bi-level residence offers 1358 sq. ft. on the main floor plus a fully developed lower level, providing plenty of space for comfortable living. The main floor showcases gleaming hardwood floors + an excellent layout with three spacious bedrooms. The inviting living + dining rooms flow seamlessly into one another, with the living room featuring large picture windows that offer a mountain view + a cozy gas fireplace. The dining room opens to a generous outdoor deck, perfect for entertaining. The renovated "Legacy" kitchen is very functional, boasting maple cabinetry, stainless steel appliances, + an abundance of storage. A sunny breakfast nook completes this well-appointed space. The primary bedroom is a peaceful retreat, complete with a convenient half-bathroom. The main bathroom has also undergone a recent renovation. A fully developed lower level features a large family room with a wet bar + another gas fireplace, an additional bedroom, full bathroom, + generous storage space. Located in a prime location, this home is an easy walk to Nose Hill Park, close to top-rated schools, the University of Calgary, major hospitals, + a wide range of amenities. Don't miss the chance to own this exceptional property in a very desirable location. Schedule your private viewing today!

Inclusions:
Property Listed By:

**All appliances currently in the property
Real Estate Professionals Inc.**

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













3410 Breton Close NW, Calgary, AB



PREPARED: 2024/1/29

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1234.56 sq ft
Interior Area 1123.00 sq ft
Excluded Area 227.82 sq ft



PREPARED: 2024/1/29

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