



THE
A-TEAM

**RE/MAX
FIRST**

3536 BENTON Drive, Calgary T2L 1W8

MLS®#: **A2195333** Area: **Brentwood** Listing Date: **02/21/25** List Price: **\$872,800**
 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: **1966** Abv Sqft: **1,517**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,049 sqft** Ttl Sqft: **1,517**
 Lot Shape:

DOM

1
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:
 Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Quad or More Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`1" x 12`4"	Dining Room	Main	10`6" x 8`11"
Living Room	Main	16`6" x 14`1"	Bedroom - Primary	Main	14`1" x 11`5"
Bedroom	Main	13`10" x 10`9"	Bedroom	Main	19`5" x 11`1"
Game Room	Basement	20`9" x 16`0"	Bedroom	Basement	13`4" x 8`5"
3pc Ensuite bath	Main		4pc Bathroom	Main	
3pc Bathroom	Basement				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3043JK

Zoning:
R-CG

Remarks

Pub Rmks:

RARE BI-LEVEL HOME IN BRENTWOOD | ATTACHED 4-CAR GARAGE | 4 BEDROOMS | BACKS ONTO GREEN SPACE | RECENTLY RENOVATED & UPDATED | Welcome to 3536 Benton Drive - This unique home boasts a myriad of features located in the coveted neighbourhood of Brentwood! Backing onto BRENNER PARK, this ~1,510 sqft home features 4 BEDROOMS, 3 newly renovated FULL BATHROOMS, a NEWER KITCHEN (clean white cabinets, quartz countertops, backsplash stainless steel appliances), & all light fixtures . Gleaming HARDWOOD floors throughout the main floor & stairway , massive deck off the kitchen and one additional deck off the front of the home. The most desirable feature of the home is of course its ATTACHED 4-CAR GARAGE, and including its driveway can park up to 6 cars - a car junkie's DREAM! The lower-level features bright open space with oversized windows, perfect as a bonus room, office, or bright family room. Upgraded in the last few years including a high efficiency furnace, hot water tank, shingle, doors/windows. Surrounded with mature evergreens, this property is on a quiet street, ideal for raising a family in an established neighbourhood close to plenty of school options, shopping (Brentwood Village Mall , Northland Mall , Market Mall, etc.), parks, playgrounds, University of Calgary, Foothills Medical, and easy access onto Shaganappi Trail, John Laurie Blvd, Crowchild - there's no wonder why Brentwood is rated as one of Calgary's top neighbourhoods! This is your opportunity to make it your dream family home in a very limited supply area, call your favourite Realtor for a showing today!

Inclusions:
Property Listed By:

**Garden shed
RE/MAX Real Estate (Mountain View)**

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









