



THE
A-TEAM

**RE/MAX
FIRST**

3343 BARRETT Place, Calgary T2L 1W5

MLS®#: **A2198705** Area: **Brentwood** Listing Date: **03/05/25** List Price: **\$1,399,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1965**
Lot Information
 Lot Sz Ar: **11,761 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot**
 Park Feat: **Tandem, Triple Garage Attached**

Finished Floor Area

Abv Sqft: **2,717**
 Low Sqft:
 Ttl Sqft: **2,717**

DOM

5
Layout
 Beds: **5 (4 1)**
 Baths: **4.0 (3 2)**
 Style: **Bi-Level**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Ext Feat: **BBQ gas line, Garden, Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**
 Int Feat: **Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`4" x 14`0"	Bedroom	Main	12`0" x 12`4"
Bedroom	Main	9`7" x 11`4"	Bedroom	Main	9`8" x 11`4"
3pc Ensuite bath	Main	5`0" x 6`7"	4pc Bathroom	Main	6`0" x 13`3"
4pc Bathroom	Main	5`0" x 6`11"	2pc Bathroom	Main	5`5" x 5`10"
Kitchen	Main	12`5" x 12`6"	Dining Room	Main	13`4" x 13`6"
Great Room	Main	17`2" x 16`2"	Family Room	Main	27`3" x 15`11"

Other	Main	19`4" x 19`3"	Game Room	Basement	12`10" x 15`8"
Bedroom	Basement	12`3" x 11`4"	2pc Bathroom	Basement	3`10" x 6`7"
Laundry	Basement	11`9" x 6`10"	Mud Room	Basement	11`10" x 4`6"
Storage	Basement	7`11" x 7`4"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **3306JK**

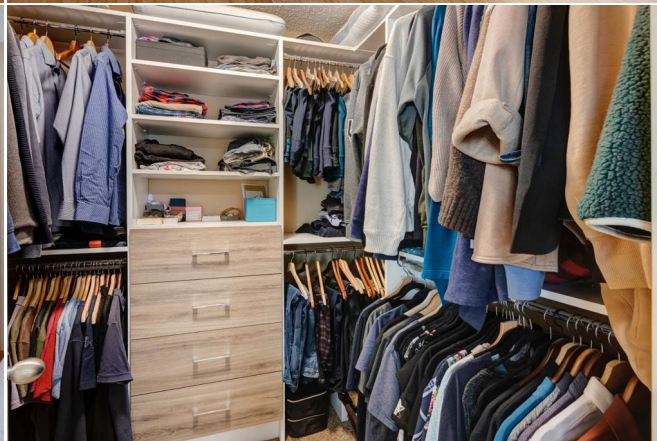
Remarks

Pub Rmks: **~SITUATED ON .27 ACRES THIS IS UNQUESTIONABLY ONE OF THE MOST EXPANSIVE LOTS IN BRENTWOOD~** Nestled in a quiet cul-de-sac in sought after Brentwood Heights, this extensively renovated 5 bedroom/5 bathroom home boasts over 3200 SQ FT of living on a sprawling pie lot with no rear neighbors. Transformed inside and out, this well appointed property has been elevated to new heights over the last 10 years (2014 & 2023) to name most; new kitchen, new bathrooms & bedrooms (additions), flooring, lighting , doors/casings/baseboards, roof, windows, electrical, plumbing, hardy board exterior, creation of a triple car garage, mudroom & swim spa room, expansion of front entry. The main floor was thoughtfully redesigned for integrated living- the seamless connection of the kitchen, dining and living areas perfectly lends to everyday enjoyment and entertaining family & friends. The chef-inspired kitchen has endless counter space and creative cabinetry with a convenient corner pantry. The spacious dining area can comfortably host seating for 12 plus any additional furniture accompaniments. You'll love the sun-drenched great room highlighted by a cozy gas fireplace and an inviting bay window ideal for a reading or plant enthusiasts. You'll be impressed with the vaulted living room accentuated with endless windows looking out to the infinite backyard. **RARE FEATURE:** this home has 4 generous bedrooms complete with custom closets, and 3 full bathrooms ALL on the main floor. The lower level has a 5TH bedroom that could easily be used as a home office, gym or hobby room. The lower family room offers additional space for enjoying time with friends and family. You'll appreciate the 2 PC bathroom on the lower level and the **OVERSIZED** mudroom & laundry off the garage. The **TRIPLE ATTACHED GARAGE**(tandem)offers parking for 3 vehicles plus additional storage options. **UNIQUE FEATURE:** self contained indoor SwimSpa for year round enjoyment - swim, run, relax all while looking onto the backyard. Adding to this property's remarkable features is it's unparalleled **LOCATION** offering the convenience of ; schools for all ages within walking distance including Dr EW Coffin, Simon Fraser, & Sir Winston Churchill, 5 minutes to Foothills Hospital & U of C, walking distance to Northland Mall & 5 minutes to Market Mall, easy access to major routes (John Laurie, crowchild, Deerfoot, Stoney Trail), convenient access to the LRT and transit, a quick commute to downtown or mountain escape and minutes to Nosehill Park. Brentwood is distinctly family friendly and consistently one of Calgary's **TOP COMMUNITY'S**. **PRIDE OF OWNERSHIP** is evident throughout - this property is truly remarkable and the perfect place to call home! ****REALTORS PLEASE SEE SUPPLEMENTS & READ PRIVATE COMMENTS FOR A DETAILED LIST OF UPDATES****

Inclusions: **Swim Spa, Swim Spa cover, Trampoline, play structure, shed, raised garden beds**
 Property Listed By: **RE/MAX iRealty Innovations**

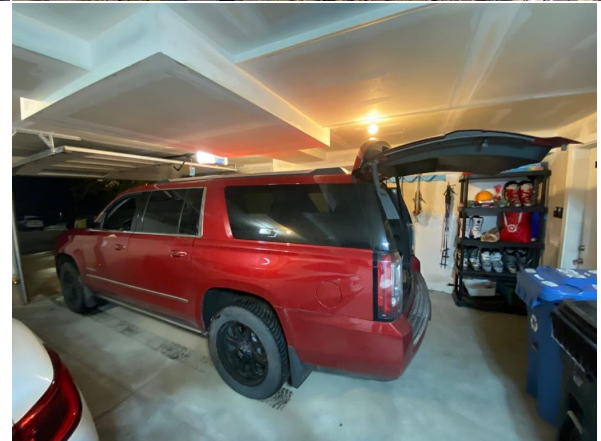
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











3343 Barrett Pl NW, Calgary, AB

Main Floor Exterior Area 2717.00 sq ft
Interior Area 2987.79 sq ft



0 5 10 ft

PREPARED: 20200309



White regions are excluded from total floor area in GMLDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3343 Barrett Pl NW, Calgary, AB

Basement (Below Grade) Exterior Area 570.00 sq ft
Interior Area 659.56 sq ft
Excluded Area 692.88 sq ft



0 4 8 ft

PREPARED: 20200309



White regions are excluded from total floor area in GMLDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.