



GRASSROOTS
REALTY GROUP

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5116 Brisebois Drive NW
Calgary, Alberta

MLS # A2218546



\$740,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,316 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Natural Woodwork, Track Lighting		

Inclusions: barbeque, alarm system (as is)

*** OPEN HOUSE Saturday & Sunday, 2-4pm *** This meticulously maintained bungalow, offered by its original owners, combines classic charm with thoughtful updates in the highly sought-after Brentwood community. Boasting 4 bedrooms and 3 bathrooms, this home offers a functional layout with hardwood floors throughout the main level, and cozy carpeting downstairs. The bright main floor includes 3 bedrooms and 2 bathrooms, while the finished basement adds flexibility with a spacious fourth bedroom and additional bath—perfect for guests or extended family. Enjoy cozy evenings by the wood-burning fireplace in the basement, adding warmth and character to the space. Step outside to a beautifully manicured private backyard, offering a serene retreat for relaxation and outdoor gatherings. The large, spacious front yard provides excellent curb appeal and additional outdoor space. Enjoy the outdoors with a gas line ready for your backyard BBQ setup, and take advantage of the oversized double detached garage, complete with a large natural gas heater and bonus storage space below—a rare and valuable feature. With a brand-new electrical panel, pride of ownership throughout, and a location close to schools (Brentwood Elementary, Simon Fraser Middle school, Sir Winston Churchill highschool), parks, and amenities, this home is not to be missed.