



GRASSROOTS
REALTY GROUP

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**3824 Brooklyn Crescent NW
Calgary, Alberta**

MLS # A2231147



\$849,000

Division:	Brentwood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,990 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Kitchen Island, Quartz Counters, Smart Home		

Inclusions: n/a

unique and all refreshed top to bottom for this 5 bedroom home, tucked into a tree line crescent in popular Brentwood. A brand new front veranda is the first thing you will notice as you head up the path to enter this home. Once inside to the right is a large living room and across the hall the bright and sunny kitchen complete with new quartz counters, eat up island, and all new stainless steel appliances. A few steps away is the dining area which is open to the cozy family room Garden doors off this room lead you to the fenced backyard complete with firepit and path to the double garage. There are 2 bedrooms on the main, Primary is a very generous size complete with a 4 pc ensuite, a second bedroom with cheater door to the main bathroom . The upper level has 2 more bedrooms . All new vinyl flooring throughout the main with carpet on upper level. The lower level can also be accessed from a separate side entrance, and has the 5th bedroom 3 pc bathroom family room and lots of storage. Freshly painted inside and out with all new light fixtures, and interior finishings. Walking distance to U of C, shops, and transportation .