



5328 Bannerman Drive NW
Calgary, Alberta

MLS # A2241377



\$825,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,265 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Dry Bar, Laminate Counters, Sauna		

Inclusions: N/A

Charming Home Backing Onto Greenbelt with Sauna, Vaulted Ceilings & More! Nestled on a quiet pie-shaped lot backing onto a serene greenbelt with a walking path, this well-maintained home offers the perfect blend of character, space, and functionality. Step inside to find vaulted ceilings and warm oak hardwood floors that add timeless charm to the main living areas. A cozy wood-burning fireplace with log lighter in the living room and a gas fireplace in the basement provide inviting spaces to unwind year-round. The spacious kitchen includes both an eating nook and a formal dining room, making it ideal for everyday living and entertaining. The main floor features a convenient 1/2 ensuite, a full 4-piece main bath, and two additional bathrooms including a 3-piece lower-level bath complete with a private sauna—a rare and luxurious touch! Downstairs, enjoy a dry bar, second fridge, and a large storage room, offering exceptional space and versatility. Outside, you'll love the brick patio, security shutters for peace of mind, and direct access to the walking path from your backyard. Other highlights include a single attached garage, furnace (2023), and thoughtful details throughout. This home is the perfect fit for families or those seeking a unique layout with extra features not often found in this price range.