



GRASSROOTS
REALTY GROUP

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3119 Breen Crescent NW
Calgary, Alberta

MLS # A2244623



\$1,100,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,585 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar		
Inclusions:	None		

Modern comfort meets established community charm in this stunning fully finished 5-bedroom, 3-bathroom bungalow in Brentwood — built new in 2022 on the original foundation and located on a quiet, tree-lined street. The main floor features hardwood and tile flooring throughout, creating a seamless, high-end finish. A spacious open-concept layout welcomes you with vaulted ceilings, a bright living room with fireplace, and a modern kitchen complete with built-in stainless steel appliances, quartz countertops, a large central island, and a spacious dining area. Step outside to a sunny west-facing backyard with a full-width deck — perfect for relaxing or entertaining. Three bedrooms on the main level include a luxurious primary suite with a spa-style ensuite: dual sinks, tile flooring, a free-standing tub, and an oversized tile and glass shower. A second full bathroom completes the main level. The fully developed lower level includes a large family room with a second fireplace, a full wet bar with beverage fridge, two additional bedrooms, a third full bathroom, and a separate laundry room — ideal for family living or guests. Additional features include central air conditioning, a tankless hot water heater, a double detached garage and a fully landscaped and fenced yard. This home offers the rare combination of modern design in a mature community, just steps from top-rated schools, shopping, Nose Hill Park, transit options, and the University of Calgary. Don't miss your chance to own a move-in ready home in one of Calgary's most sought-after neighborhoods.