



GRASSROOTS
REALTY GROUP

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26 Butler Crescent NW
Calgary, Alberta

MLS # A2246166



\$799,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,045 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	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:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: Garden Shed

This adorable open-concept home in the award-winning neighbourhood of Brentwood could be yours! Get away from infills and into your own detached home with a spacious backyard and mature trees! Extensive upgrades over the past 12 years mean this home is in move-in ready condition. If you love to cook and entertain, this kitchen is absolutely for you - it's enormous with so much counter space, a wall of pantry storage, tons of natural light and a huge island! The adjacent living area with wood-burning fireplace means everyone is connected. There is a dreamy primary suite in this home with both a walk-in closet and a full ensuite bath - so rare for homes of this age! Second bedroom on the main level is perfect for a home office and as a bonus, you will find the stacked washer/dryer conveniently located on the main level. The lower level is fully finished with brand new carpet (2025). The rooms on this level provide endless options - the rec room is big enough for both a media area and home gym or play room; and the basement bedroom can double duty as a lovely guest space and an office or extra hobby area. Modern full bathroom adjacent to the bedroom for your overnight guests plus huge bar in the open area with beverage fridge. Plenty of storage on this level as well. Outside in the private backyard, you will find an oversized single garage, large storage shed, garden beds and wood deck with gas line for long summer nights outside! Central Air was added in 2022 to keep you cool this summer. Secondary laundry hookups in the basement mean you could either add a larger washer/dryer set or could easily add a basement suite (subject to City of Calgary approvals). This location is close to schools of all levels for both public and catholic systems and in walking distance to U of C. All of the shops and services of Brentwood Mall - groceries, restaurants & more are

walkable as well. Take the dog for a stroll at Nose Hill Park, just minutes away. Brentwood provides a quiet residential feel while being just a 10 minute drive to downtown YYC!