



GRASSROOTS
REALTY GROUP

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5103 Bulyea Road NW
Calgary, Alberta

MLS # A2250331



\$849,500

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,361 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, Low		

Heating:	High Efficiency, Fireplace Insert, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Mixed, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Pantry, Storage, Suspended Ceiling, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wood Windows		
Inclusions:	Central A/C, garage door openers x 2		

For more information, please click the "More Information" button. A rare home with 4 bedrooms on main floor. A generous master bedroom with walk-in closet and private 2 piece bathroom, 3 more bedrooms and a 4-piece bathroom. Eat-in kitchen with custom oak cabinets and pantry. L-shaped living room and dining room. Spacious and bright living room has bay window. Large dining room also offers storage area. Original hardwood floors on main level in entrance and hallway. The hardwood is still under the carpet in the living room, dining room and bedrooms. The fully finished basement offers a large family room with natural gas fireplace. The area is big enough for a pool table and an entertaining area. Flex room, 3-piece bathroom, large laundry room and storage area with lots of cupboards. New fencing in a private back yard. Oversized double garage is insulated with gas heater, large workbench area, storage and garage door openers. Nice covered, cozy attached deck that leads into garage. Natural gas furnace, central air conditioning and gas hook up for BBQ. Washer, dryer, stove, dishwasher (new), blinds, security shutters and central vac all included. Front of house is sided and rest is finished with bottle-dash salt and pepper stucco. Fascia and eaves are done for a low maintenance exterior. All of this within walking distance to the LRT, bus, public library, swimming pool, skating rink Market Mall, Northland Mall and Nose Hill Park. Great opportunity to own a well maintained, immaculate home in Brentwood. Ready for your personalized touch.