



GRASSROOTS
REALTY GROUP

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**5108 Baines Road NW
Calgary, Alberta**

MLS # A2252100



\$1,450,000

Division:	Brentwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,315 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private		

Heating:	Fan Coil, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Rare two story house on an oversized lot in the sought out community of Brentwood. This beautiful home has undergone an impeccable renovation with the upmost attention to details offering a seamless blend of modern elegance and functional design. As you enter the property you are greeted by a well thought out open space. Relax in the expansive living room, complete with a fireplace and custom built in media unit, or enjoy the chef inspired kitchen featuring a large stone island with breakfast bar seating, an industrial-sized fridge, built-in double ovens, a gas cooktop and abundant full height cabinetry. Adjacent to the kitchen is the dining area which opens up to a spacious deck, seamlessly connecting indoor and outdoor living spaces. Move through out the rest of the main floor and you will come across the large mudroom/laundry room with a sink and built ins to add convenience and functionality. Another bedroom that can double as an office/den or guest bedroom and a 3 piece bathroom. Upstairs, the primary suite offers a peaceful retreat with ample space for a kingsized bed, a custom walk-in closet, and a spa inspired ensuite complete with dual sinks, a deep soaker tub and a luxurious rain shower. Two additional generously sized bedrooms share the well appointed main bath. The finished basement features a cozy rec room with fireplace, separate gaming area and a fully equipped wet bar. There is another 4 piece bath and room that can easily be converted into a 5th bedroom located in the basement. Head out to the backyard and enjoy the expansive deck and large green space! This property is an ideal home for hosting BBQ's, family and friends. Don't miss out on this opportunity to own in one of Calgary's most sought out neighbourhoods. Its close to schools, UofC, LRT stations, Shopping centers and has a variety of parks and amenities close by. Call

today for your private viewing.