



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5003 Batchelor Crescent NW
Calgary, Alberta

MLS # A2254366



\$950,000

Division:	Brentwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,415 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this beautiful, expansive 1415 sq.ft. home backing onto the school parks of Captain John Palliser Elementary School and Sir Winston Churchill High School. This stunning fully finished 4-bedroom, 3-bathroom family home in Brentwood offers over 2630 sq.ft. of fully developed space, fully renovated in 2022 with new gourmet kitchen, upgraded lighting, new bathrooms, and located on a quiet, tree-lined street. The main floor features a spacious open-concept layout with LVP flooring and high vaulted ceilings throughout, creating a seamless, high-end finish. The gourmet kitchen is a chef's dream, complete with a cooktop, built-in wall oven and microwave, a huge central island, and ample cabinetry for storage. The adjacent dining area offers seamless indoor-outdoor living with a glass door that opens to a sunny west-facing backyard with concrete patio — perfect for relaxing or entertaining. Three spacious bedrooms on the upper level include a luxurious primary suite with a retreat area, an ensuite and a massive walk-in closet. A second full bathroom completes the main level. The fully developed 3rd level includes a large family room with a full wet bar, and a massive recreation room with stone facing wood burning fireplace great for watching movies or singing karaoke. The redesigned 4th level offers 1 additional bedroom, a full bathroom, and a functional laundry room with cabinetry, sink, washer/dryer and extra room for an upright freezer. Outside, you'll find an oversized double garage and a beautifully landscaped garden with mature trees, offering a private and serene outdoor retreat. This exceptional home offers the rare combination of modern design in a mature community, just steps from top-rated schools, Brentwood Sportsplex, Library, Swimming Pool, Tennis Courts, Walmart, shopping center, Nose Hill Park, Transit, downtown and the

University of Calgary. An absolute must-see in Brentwood.