



GRASSROOTS
REALTY GROUP

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

**3824 Brooklyn Crescent NW
Calgary, Alberta**

MLS # A2258828

\$837,000



Division:	Brentwood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,990 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance		

Inclusions: n/a

Beautiful quiet location for this spacious renovated unique 5 bedroom home. New front west veranda is perfect for enjoying a good book and the last rays of sunshine AS you enter you will see a large living room to the right and kitchen to the left complete with new appliances, quartz counters, and eat up island. This room flows nicely into the dining room and main floor family room and the easy access to the fenced yard. Very generous primary bedroom has double closets and a large 4 pc ensuite. The second bedroom has a cheater door to the main bathroom and stand alone closets. Upstairs there are 2 good sized bedrooms and on the lower level is the 5th bedroom and 3 pc bathroom. There are 2 rec room areas and large storage /laundry room. New vinyl flooring throughout, new light fixtures and additional pot lights, freshly painted inside and out make this house move in ready. Lovely tree lined street, easy walking distance to the university, shops and transportation.