



GRASSROOTS
REALTY GROUP

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3251 Bearspaw Drive NW
Calgary, Alberta

MLS # A2259847



\$799,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,067 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Soaking Tub, Storage, Vinyl Windows		

Inclusions: none

This beautifully renovated Brentwood home offers over 2,000 sq. ft. of thoughtfully finished living space, tucked away on a private and peaceful lot. An idyllic, low-maintenance front yard greets you with charm and ease—no lawn mower required! Inside, the main level showcases an open-concept design anchored by a spacious living room with a cozy wood-burning fireplace—just one of two in the home, a rare and welcome feature. The stylish kitchen is perfect for entertaining with granite countertops, a breakfast bar, sleek black stainless steel appliances, and an adjacent dining area that flows onto a screened-in deck. With space for a fire table and wall-mounted TV, this outdoor lounge is made for year-round enjoyment. Two generously sized bedrooms and a modern 4-piece bath are tucked privately down the hall. Downstairs, the fully developed lower level offers a huge family room with the second wood-burning fireplace, two additional bedrooms (one hiding a fun Harry Potter-style secret nook!), an updated 3-piece bathroom, and a spacious laundry room. With a separate rear entrance, this level is easily suitable (subject to municipal approval)—perfect for extended family, guests, or future rental potential. The outdoor spaces are just as versatile: enjoy a covered patio off the back entrance, a private yard with fire pit, and room for container gardening or relaxing under the covered rear deck. Parking is effortless with a double detached garage plus a front driveway that accommodates three more vehicles. This 4-bedroom home sits in a prime Brentwood location—walking distance to four schools (elementary through high school), the local library, recreation facilities, shopping, and transit. Even the University of Calgary is just minutes away. Blending modern upgrades, flexible living options, and a sought-after

address, this home is a rare opportunity in one of Calgary’s most desirable communities.