



**GRASSROOTS**  
REALTY GROUP

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**5339 Brisebois Drive NW**  
**Calgary, Alberta**

**MLS # A2268140**



**\$699,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,710 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Flag Lot, Front Yard, Landscaped, Lawn, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Animal Home, No Smoking Home, See Remarks, Suspended Ceiling		

**Inclusions:** as is

Welcome to this well-maintained four-level split home, ideally situated in the highly sought-after community of Brentwood. Perfectly located within walking distance to parks, green spaces, Nose Hill Park, schools (elementary through high school), shopping, transit, and the university &mdash; this home offers both convenience and comfort. Inside, you&rsquo;ll find bright and inviting living spaces throughout. The main floor features a welcoming living room with a large picture window that fills the space with natural light. The kitchen and dining area open directly onto a spacious west-facing deck, perfect for relaxing or entertaining while enjoying the afternoon sun. Upstairs includes three comfortable bedrooms and a bathroom with a large soaker tub for a relaxing spa experience without leaving your home. The lower level offers a generous family room and a fourth bedroom that&rsquo;s ideal as a home office or hobby space. The basement provides a large workshop and storage area, with an expansive crawl space for additional storage. Recent updates include triple-pane windows (approximately five years old) and newer front steps. The fully landscaped yard provides plenty of outdoor space, and the double detached garage features separate doors for each vehicle. This property offers a solid foundation in one of Calgary&rsquo;s best neighborhoods &mdash; ready for your personal touches. Sold &ldquo;as-is, where-is.&rdquo;