



**3251 Bearspaw Drive NW  
Calgary, Alberta**

**MLS # A2276208**

**\$785,000**



|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Brentwood                            |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | Bi-Level                             |               |                   |
| <b>Size:</b>     | 1,072 sq.ft.                         | <b>Age:</b>   | 1964 (62 yrs old) |
| <b>Beds:</b>     | 4                                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached               |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Garden, Treed |               |                   |

|                    |  |
|--------------------|--|
| <b>Heating:</b>    | Forced Air   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank                    |
| <b>Roof:</b>       | Metal  |
| <b>Basement:</b>   | Full   |
| <b>Exterior:</b>   | Stucco, Vinyl Siding                                   |
| <b>Foundation:</b> | Poured Concrete  |
| <b>Features:</b>   | Separate Entrance, Soaking Tub, Storage, Vinyl Windows |

**Inclusions:** None

This beautifully renovated Brentwood home offers over 2,000 sq. ft. of thoughtfully refreshed living space on a quiet, private lot designed for easy, low-maintenance living. The charming, no-mow front yard sets a warm first impression, reflecting a home that blends comfort, style, and convenience. Inside, the main floor has been freshly repainted and features newly refreshed hardwood floors and a knockdown ceiling, giving the space a bright, modern feel. The airy, open-concept layout is centred around a welcoming living room with a wood-burning fireplace—*one of two in the home (a rare find!)*, creating the perfect setting for cozy evenings. The updated kitchen combines functionality and contemporary design with sleek cabinetry, granite countertops, a generous breakfast bar, stainless steel appliances, and excellent storage, all flowing seamlessly into the adjoining dining area. From here, step out to the screened-in deck—an inviting all-season retreat ideal for morning coffee, quiet evenings, or entertaining around a fire table with a wall-mounted TV. Two well-sized bedrooms are located on the main level, offering flexibility for a serene primary suite, guest room, office, or creative space, along with a stylishly renovated 4-piece bathroom featuring floor to ceiling tile throughout. The fully developed lower level extends the living space with a large, relaxed family room featuring the second wood-burning fireplace, two additional bedrooms that can easily function as hobby rooms, a home gym, or guest accommodations, a renovated spa-inspired 3-piece bathroom, and a spacious laundry area. A separate rear entrance adds privacy for visitors and opens the door to future rental potential (subject to municipal approval). Outdoor living is just as enjoyable, with a covered patio, a private south-facing yard with fire pit, room for container gardening, -perfect for

year-round enjoyment. Parking is generous with a double detached garage plus front driveway space for three or more additional vehicles. Triple-pane windows provide enhanced comfort, efficiency, and a peaceful indoor environment. Located in the heart of Brentwood, you're just minutes from parks, schools, recreation facilities, caf&eacute;s, shopping, transit, and the University of Calgary. With modern upgrades, refreshed finishes, and adaptable living spaces, this home delivers a comfortable, convenient, and elevated everyday lifestyle.