



GRASSROOTS
REALTY GROUP

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3387 Breton Close NW
Calgary, Alberta

MLS # A2282197



\$775,000

Division:	Brentwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,719 sq.ft.	Age:	1971 (55 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Drive Through, Garage Door Opener, Garage Face		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: Dishwasher "as is", Shed, TV Wall Mount x 2, Garage Door Openers x 2 "as is", Garage Shelving

Located in the sought-after community of Brentwood, this four-level split offers over 2,900 square feet of developed living space on a 65 ft x 130 ft lot backing onto greenspace. With six bedrooms and three and a half bathrooms, this property presents an excellent opportunity to renovate and create your ideal home or explore redevelopment potential in a prime location. The main floor welcomes you with a generous entryway and large windows that bring in an abundance of natural light. The living room features a gas fireplace and connects seamlessly to a formal dining area, creating a comfortable setting for everyday living and hosting. The kitchen is equipped with stainless steel appliances and includes an eating nook set within a bay window, with both the kitchen and nook overlooking the backyard. A sunken family room with sliding doors provides direct access to the deck and yard, offering an easy transition to outdoor living. This level also includes a laundry room, a two-piece powder room, and a main floor bedroom that could easily function as a home office. Upstairs, the primary bedroom includes two closets and a private three-piece ensuite. Two additional bedrooms and a four-piece bathroom complete the upper level, offering a practical layout for families. The lower level features a large recreation room, two additional bedrooms, and a three-piece bathroom, providing flexibility for guests, teens, or extended family. The basement adds even more versatility with another rec room or flex area, along with ample storage. Outside, the backyard is framed by mature trees and backs directly onto greenspace, creating privacy and a peaceful setting. A large deck offers plenty of room for outdoor dining and entertaining. The property also includes a storage shed and a double attached garage, with no direct access from the garage into the house. Brentwood is known for its

established streets, convenient amenities, and proximity to nature. This home is steps to Nose Hill Park and close to schools, parks, and playgrounds, including Dr. E.W. Coffin School. Shopping and services are nearby at Northland Mall, Brentwood Village Shopping Centre, University District, and Dalhousie Station. With easy access to Crowchild Trail, transit options, and quick connections to the University of Calgary, SAIT, hospitals, and downtown, the location supports both daily commuting and long-term investment value. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.