



GRASSROOTS
REALTY GROUP

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5219 Brisebois Drive NW
Calgary, Alberta

MLS # A2288012



\$694,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,129 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Hardwood, Vinyl		
Roof:	Asphalt Shingle, Tar/Gravel		
Basement:	Full		
Exterior:	Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	French Door, Pantry, Solar Tube(s), Storage, Sump Pump(s)		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-CG		
Utilities:	-		

Inclusions: All attached / unattached shelving

First-time offered in over 25 years is this beautifully updated family bungalow here in the popular Northwest Calgary community of Brentwood. Total of 4 bedrooms in this fully finished Medallion home, which has hardwood & vinyl floors, 2 bathrooms, oversized 2 car garage, renovated kitchen with stainless steel appliances, big fenced backyard with covered deck & a host of improvements include electrical panel, windows, hot water tank & garage roof. Ready & waiting for a new family to call it their own, the hardwood floors flow from the wonderful living room with its remote-controlled gas fireplace accented by BC-imported stone surround & into the spacious & airy open concept dining room. The updated sunny kitchen has undercabinet lighting & built-in eating bar, vinyl floors & tile backsplash, large pantry & the stainless steel appliances include a Bosch dishwasher & Frigidaire induction stove/convection oven. The hardwood floors continue into the 3 main floor bedrooms; all with great closet space & 1 bedroom has access onto the covered backyard deck. Renovated in 2016, the main floor full bathroom has a sleek bathtub/shower with full tile surround & vinyl floors. Developed in 2015, the beautiful basement has a huge 4th bedroom with 2 closets, laundry room with Whirlpool washer & dryer, bathroom with shower, loads of storage space & a fantastic recreation room. The professionally xeriscaped front yard is a gorgeous garden oasis...water-efficient & sustainable designed to reduce (or even eliminate) the need for watering, thereby reducing water usage. The Southwest-facing backyard is fully fenced & is a "blank slate" with extensive space for gardening & oversized detached 2 car garage with new garage door (2019) & roof (2020). Among the additional improvements since 2009: kitchen reno, hot water tank, 200amp electrical panel (2014), windows &

doors (2013-2019), sump pump/weeping tile (2014-2015), low-flow/dual-flush toilets, solar tubes (in the rec room & main floor middle bedroom) & front security screen door. Prime location close to all of Brentwood's schools (Simon Fraser, Sir Winston Churchill, St. Jean Brebeuf, Captain John Palliser, St. Luke & Brentwood), shopping at the revitalized Northland retail centre (Walmart, Winners, Best Buy, auto, restaurants & services), Nose Hill Library & bus stops. And the easy access to Crowchild Trail & John Laurie Blvd means you're only minutes to Nose Hill Park, major retail centers, University of Calgary & hospitals (Foothills, Alberta Children's & Cancer Centre), recreation & downtown.