



GRASSROOTS
REALTY GROUP

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4216 brisebois Drive NW
Calgary, Alberta

MLS # A2291244



\$868,000

Division:	Brentwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,344 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: n/a

Fully renovated down to the studs, this beautifully updated 4-level split home is located in the highly desirable community of Brentwood, offering exceptional convenience within walking distance to the LRT station, steps from bus stops, and just minutes from the University of Calgary, Brentwood Village, and Nose Hill Park. The exterior has been extensively upgraded with brand-new stucco, newer shingles on both the house and the oversized double garage, new concrete steps and walkways, new fencing, new parking pads, and newly completed front and backyard landscaping. The basement level also features new legal egress windows. Inside, the home welcomes you with a bright open-concept living and dining area, complemented by a brand-new modern kitchen, new flooring throughout, flat ceilings, newer windows, and a new patio door that enhances both natural light and functionality. The upper level offers two spacious bedrooms and a fully renovated 3-piece bathroom. The lower level features a separate entrance and includes a comfortable primary bedroom with a beautifully finished 4-piece ensuite, along with a convenient 2-piece guest bathroom. The basement level has been thoughtfully redesigned to include a brand-new 3-piece bathroom, an additional bedroom, and a newly added kitchen area equipped with a stove, refrigerator, hood fan, and space for a microwave. A dedicated dining area completes the space, providing excellent flexibility for extended family living. Major upgrades include brand-new electrical and plumbing systems, a new washer and dryer, a new hot water tank, and a newer high-efficiency furnace. Move-in ready and extensively renovated, this home offers modern upgrades, flexible living space, and an unbeatable location in one of Calgary's most sought-after communities. A rare opportunity at this price point.

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