



**4804 Brockington Road NW
Calgary, Alberta**

MLS # A2295328



\$699,900

Division:	Brentwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,155 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this lovingly maintained home that has been in the same family for over 50 years. A classic 4 level split, this Brentwood Beauty has almost 2400 sq ft of total living space and has a wonderful SE backyard with an oversized double detached garage. As you enter this home you will immediately notice the pride of ownership. On a very quiet street, you will enjoy the serenity of being in the middle of Brentwood with easy access yet far enough away from the major road noise. The vaulted ceiling and the classic L shaped living/dining room greet you once you step inside. Large picture windows allow in a lot of sun your main living space. The kitchen is bright and offers a lot of counterspace with updated granite counters and lots of cupboards. Upstairs you will find 3 bedrooms with the primary bedroom having a 2 piece ensuite. On the lower level, there is a large and bright rec room with windows that face the street. Next door, a hobby room or bedroom and a modern 3 piece bathroom. In the basement you will find another good sized rec room, a storage room and the laundry. This house is priced for you to start raising your family right away or renovate and enjoy it for decades to come - just like the last family did. Call your REALTOR®; right away as a beauty in this condition doesn't come along often.