



**5128 Baines Road NW  
Calgary, Alberta**

**MLS # A2099676**



**\$975,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,686 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** TV Wall Mounts, TV's, Speakers, Garage Heater, Storage Shed, Lower Refrigerator

Welcome to this lovely family home where timeless charm meets modern convenience. This captivating, updated split-level bungalow offers limitless possibilities for you and your loved ones. From the moment you arrive, the enchanting exterior, framed by majestic spruce trees, welcomes you with undeniable curb appeal. The warmth of a wood-burning fireplace set against a rustic brick facade invites you into the living room—a sanctuary of coziness for intimate gatherings. Adjacent, the dining room provides a casual yet elegant space for family meals which seamlessly connects to the kitchen, the ideal spot to catch up with your family members at the end of the day while preparing dinner. With gorgeous wooden cabinets and granite countertops the kitchen offers a sense of timelessness. The sunken family room provides a modern farmhouse feel and promises countless memorable moments—whether it's movie marathons, spirited game nights, or simply unwinding after a long day. Retreat to the main floor primary bedroom down the hallway. The ensuite is separated from the bedroom by a dual sided fireplace and contains a bathtub and large shower. Completing the main level are two additional bedrooms and a well-appointed bathroom, offering comfort and convenience for every member of the family. Venture downstairs to the recreation room which features another fireplace and built-in bookcases for your personal library or cherished collectibles. The dedicated office/den offers a tranquil space for work or study. A fourth bedroom and bathroom round out this level, ensuring ample space for guests or extended family. A generous deck is a perfect place for family barbecues or enjoying morning coffee in the east facing backyard. Indulge your green thumb in the garden oasis, complete with multiple planters beckoning to gardening

enthusiasts, while a row of trees provides an extra layer of privacy. Nestled at the back of the house, a double detached garage offers ample space for parking, with a convenient pathway leading up to the mudroom, that sits next to the kitchen. A single attached garage is also available at the front of the property. In this family-centric community, you'll find everything you need nearby. With three schools just a few streets away, tennis and basketball courts at the Sportsplex, and the expansive Nose Hill off-leash dog park for furry friends, there's something for everyone. Plus, the close proximity to the LRT makes commuting a breeze, whether you're headed to the University or off to work. Don't miss the opportunity to make this dream home yours—a sanctuary where timeless charm meets modern luxury, creating memories to last a lifetime.