



**2831 Brecken Road NW
Calgary, Alberta**

MLS # A2139663



\$900,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,774 sq.ft.	Age:	1961 (63 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Gazebo, Garden, Yard Lights, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	All window coverings		

Welcome to this stunning 4 bedroom, 3 bathroom bungalow in the very much desired neighbourhood of Brentwood. This home has it all and is in a community that offers amazing amenities, great schools, parks, pathways and is in the heart of the city while still being on a very quiet street. Walking up to the property you will notice very unique architecture with great curb appeal and huge windows. Entering the home you are greeted with a mosaic tile entryway, open to both sides of the home. To your right is the spacious living room with gleaming hard wood floors and massive windows that are open to your chef's style kitchen. The kitchen is complete with granite counter tops, stainless steel appliances, bar style sitting area at the counter and is perfect for entertaining or Sunday family dinners. Adjacent to the kitchen is the large dining room along with the hallway to the full bathroom and 2 large bedrooms. The primary wing of the home is huge and boasts its own sitting area, expansive walk in closet, gorgeous spa style ensuite and bedroom large enough to easily accommodate a king size bed and much more furniture. French doors from the primary suite lead to your south facing oasis back yard with mature trees blended with a concrete sitting area, gardens and your oversized double garage. The lower level is a blank canvas with an additional bedroom, full bathroom, large entertainment room and laundry room. The entire house has brand new carpet and has recently been painted. Just a few minutes drive to Nose Hill or the University of Calgary campus, this is truly a unique opportunity to own a luxury bungalow in one of the most sought after areas in the city. DO NOT MISS OUT!