



**3420 Button Road NW**  
**Calgary, Alberta**

**MLS # A2168675**



**\$787,500**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Separate Entrance, Wet Bar		

**Inclusions:** Dishwasher and Fridge in basement suite

Welcome to this recently renovated bungalow in the desirable community of Brentwood. Upon arrival you will find a beautiful treed front yard leading to the main entrance which boasts over 2000 sq ft of living space. As you enter, embrace the southwest-facing Sunny & Bright family room with Bay-windows, a great place for entertaining family and friends. A gas fireplace with framed stone brings warmth and coziness, inviting you to the bright dining room. With gorgeous white cabinets and countertops, the kitchen offers a sense of timelessness. A versatile den is perfect for a home office or breakfast nook. Through the hallway with functional cabinets, your primary bedroom comes with a closet and large windows. A 4 pc bath is conveniently right next. On the other side, two more good-sized bedrooms with closets finish the main level. On the lower level, there is a large recreation room, great for a theater or game room. A wet bar comes with cabinets and cupboards, two extra good-sized bedrooms, all with windows and closets. A laundry room with sink and 3 pc bath finish the basement. The backyard is a true retreat—a great place to enjoy family BBQ. Enjoy the privacy with mature trees around and a double detached garage that is oversized. Many upgrades—New vinyl flooring on both levels 2024, Windows 2024, Main floor Kitchen cabinets and countertops, Dishwasher & Microwave hood 2024, Main floor Lighting 2024, Hot water tank 2017, Shingle and Siding 2009. Located in the vibrant and family-friendly community, this home is just convenient to everything that suits your lifestyle. Walking distance to Captain John Palliser elementary/ Simon Fraser Jr. high/Sir Winston Churchill High School/University of Calgary. Nose Hill Library, Public Swimming Pool and Northland Mall right on the corner. Minutes to Nose Hill Park, Foothills/Alberta Children's Hospital. Easy access to Brentwood LRT,

Crowchild Trail, John Laurie Blvd and Stoney Trail... Don't miss out on the great opportunity to make this home yours-Call your favorite realtor and book a showing today.