



**4124 Brisebois  
Calgary, Alberta**

**MLS # A2183583**



**\$759,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Welcome to the gorgeous, upgraded bungalow with around 2000 square feet living space in the most desirable community of Brentwood. New vinyl floor lies throughout the main level which features 3 bedrooms, a 4PC bathroom, spacious living room with lots of nature light from the big window, formal dining room, and a stylish kitchen with plenty of cabinetry. You can access the finished basement with another kitchen through the separate entrance. 3PC bathroom and laundry room, and three good sized bedrooms with regular size windows. Additionally, all walls throughout the home have been freshly painted. As for the backyard, it contains a pergola overlooking the patio, and is a direct pathway from the home to the double garage. New upgrades include vinyl floor, basement windows, painting and all LED lights. This location is close to all the amenities; there are desirable schools around, such as Brentwood School, Simon Fraser School, Sir Winston Churchill High School, etc. This house is a walking distance from the Brentwood LRT and city transit, the University of Calgary and Shopping centre. Additionally, it is a few minutes' drive to Market Mall & Nose Hill Park. Common roadways are also easily accessible from this location, including Crowchild, Stoney and Shaganappi trail. Book your showing today!