



GRASSROOTS
REALTY GROUP

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3536 Benton Drive NW
Calgary, Alberta

MLS # A2195333



\$872,800

Division:	Brentwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,517 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Quad or More Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Garden shed

RARE BI-LEVEL HOME IN BRENTWOOD | ATTACHED 4-CAR GARAGE | 4 BEDROOMS | BACKS ONTO GREEN SPACE | RECENTLY RENOVATED & UPDATED | Welcome to 3536 Benton Drive – This unique home boasts a myriad of features located in the coveted neighbourhood of Brentwood! Backing onto BRENNER PARK, this ~1,510 sqft home features 4 BEDROOMS, 3 newly renovated FULL BATHROOMS, a NEWER KITCHEN (clean white cabinets, quartz countertops, backsplash stainless steel appliances), & all light fixtures . Gleaming HARDWOOD floors throughout the main floor & stairway , massive deck off the kitchen and one additional deck off the front of the home. The most desirable feature of the home is of course its ATTACHED 4-CAR GARAGE, and including its driveway can park up to 6 cars – a car junkie’s DREAM! The lower-level features bright open space with oversized windows, perfect as a bonus room, office, or bright family room. Upgraded in the last few years including a high efficiency furnace, hot water tank, shingle, doors/windows. Surrounded with mature evergreens, this property is on a quiet street, ideal for raising a family in an established neighbourhood close to plenty of school options, shopping (Brentwood Village Mall , Northland Mall , Market Mall, etc.), parks, playgrounds, University of Calgary, Foothills Medical, and easy access onto Shaganappi Trail, John Laurie Blvd, Crowchild – there’s no wonder why Brentwood is rated as one of Calgary’s top neighbourhoods! This is your opportunity to make it your dream family home in a very limited supply area, call your favourite Realtor for a showing today!