

3420 Button Road NW
Calgary, Alberta

MLS # A2185890



\$778,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Many Trees, Private, R		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: Dishwasher and Fridge in basement suite

Welcome to this recently renovated bungalow in the desirable community of Brentwood. Upon arrival you will find beautiful treed front yard leading to the main entrance which boasts over 2000 sf of living space. As entering, embrace the southwest-facing Sunny & Bright family room with Bay-windows great place entertaining family and friends. 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 perfect for a home office or breakfast nook. Through the hallway with functional cabinets your primary bedroom comes with closet and large windows. A 4 pc bath conveniently right next. On the other side comes with two more good-sized bedrooms with closets finishes the main level. On the lower level, there is large recreation room great for a theater or game room. A wet bar comes with cabinets and cupboards, two extra good sized Bedrooms all comes with windows and closets. A laundry room with sink and 3 pc bath finish the basement. Backyard is a true retreat-great place to enjoy family BBQ. Enjoy the privacy with mature trees around and Double detached garage 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.