



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3247 Breen Crescent NW
Calgary, Alberta

MLS # A2245030



\$949,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,181 sq.ft.	Age:	1964 (61 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		
Inclusions:	NA		

YOU COULD BE "TWISTING BY THE POOL" THIS SUMMER !!! Entertainers DREAM!!! Neat as a pin just move in! Original Homeowner home in the heart of the highly sought after community of Brentwood! This is a once in a lifetime opportunity to own your very own "Pool Oasis" home. Walking distance to four different schools, two churches, shopping malls, parks, tennis courts, sports arena, Nose Hill Park, LRT. Close to the University of Calgary, Foothills Hospital, twenty minutes to the heart downtown,.... the list is extensive & long. Pride of ownership is present throughout this 1180 sq ft Bi-Level home, with a fully development basement providing over 2090 sq ft of total living space. Never offered for sale before since the day it was built. The Foyer greets you with warm, wood, floor to ceiling Wainscoting with matching spindle railings. High end wood passage doors go throughout most of the home. On the main floor you'll find a spacious Living Room open to the Dining Room. The Dining Room provides sliding patio door access to your very own Romeo & Juliette Balcony overlooking your backyard Oasis. Well-appointed Kitchen with Granite Island & bay windowed Eat-In-Nook. Continuing down the hall you'll find the generously sized Primary Bedroom, second bedroom, and a bright main bath with Bubble Jet combination Tub/Shower. The back entry features a convenient half bath for easy access for family & friends to use when entertaining out back. The basement is a "Family Retreat", sure to make your friends envious. This very spacious Rec Room is complete with a Brick, wood burning fireplace & ingenious BUILT-IN, BRICK, IN-DOOR BBQ, complete with rotisserie brackets & power outlet. Down the hall there is an oversized third bedroom that can easily be converted back to two bedrooms, if required. Additionally, you will find a three piece bathroom, large Laundry

Room, & separate Storage Room with built-in storage cupboards. Out back is where you'll spend many days of leisure with family & friends enjoying your IN-GROUND, concrete, sloped (deep to shallow), natural gas heated pool complete with diving board. The low maintenance backyard is lush with mature trees, refreshed landscaping. There is plenty of patio space to for everyday use and can be expanded into the rear garage driveway for bigger functions by use of an inventive, large swinging gate which keeps the perimeter of yard private & barrier free on the interior. Surround yourself with warmth after your evening swims with the convenience of a natural gas fire pit. The pool has had recent upgrades of a high efficiency heater, pump, pool edging & diving board. The property borders a lane way on the south & west side making for a very private & quite location Don't miss this opportunity to own this jewel in this incredible location and community. Book your showing right way before it is gone!