



**4707 Brockington Road NW
Calgary, Alberta**

MLS # A2294635



\$799,900

Division:	Brentwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,123 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 4707 Brockington Road. Situated on a quiet street in the established community of Brentwood, this well-maintained, renovated four-level split offers a thoughtful layout, modern updates, and the warmth of a mature northwest neighborhood. The main living level welcomes you with a bright east-facing living room, where large windows allow natural morning light to pour into the space. The layout flows into the open concept kitchen, dining & living areas, creating a comfortable setting for both everyday living and entertaining. The kitchen was fully renovated approximately five years ago and features modern cabinetry, contemporary lighting, and upgraded appliances. A patio door from the dining area leads directly to the private backyard with a large patio for social gathering/entertainment, a newer fence frames the outdoor space and a double heated garage provides secure parking and year-round convenience. Upstairs, the home offers three bedrooms along with an updated 4-piece bathroom, creating a practical and comfortable sleeping area for the household. The third level expands the living space with a generous family room, ideal for relaxing evenings or casual gatherings. This level also features an additional bedroom with a large walk-in closet and a 3-piece bathroom, making it well-layout for guests, older children, or extended family. The fourth level provides further versatility with a spacious recreation room complete with a dry bar, perfect for movie nights, hobbies, or a games area. A laundry room and additional storage complete this lower level. Over the past several years, the home has benefited from a number of meaningful upgrades: all windows, exterior doors, shingles, fencing, flooring, and lighting fixtures, offering both comfort and long-term value – this is move-in ready! Living in Brentwood places you in

one of northwest Calgary's most sought-after communities, known for its mature tree-lined streets, nearby schools, parks, and convenient access to major amenities, shopping, and transit. University of Calgary, Market Mall, Foothills Medical Centre and Alberta Children's Hospital, are all just a short commute away. A flexible layout, thoughtful upgrades, and a desirable location combine to create a home that adapts easily to changing needs while offering the charm and stability of an established neighborhood. This opportunity won't last long, BOOK YOUR SHOWING TODAY!