



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3144 Breen Crescent NW
Calgary, Alberta**

MLS # A2304463



\$1,349,000

Division:	Brentwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,357 sq.ft.	Age:	1968 (58 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, Garden, Landscaped, Low Maintenance Landscaping		

Heating:	Baseboard, Boiler, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Dry Bar, Granite Counters, See Remarks, Separate Entrance, Steam Room, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Furniture is all negotiable , Pool table, tv wall mounts

Located on a quiet crescent in Brentwood, this extensively upgraded family home offers over 2,300 sq ft above grade plus a fully developed basement and a rare 7-bedroom layout, ideal for large or growing families. This home has been invested in including; a fully renovated kitchen with granite countertops, updated cabinetry, new backsplash, and updated flooring. The entire home has been painted, with new carpet in the basement and modernized finishes throughout. The main floor features spacious living and dining areas, oversized windows, and a functional layout that flows seamlessly into the kitchen and family room. A standout feature is the main floor bedroom with its own private ensuite, perfect for guests, extended family, or a private workspace. Upstairs, the primary retreat offers a walk in closet, a beautifully updated ensuite, and access to a sunny south facing balcony—creating a true private escape. The fully developed basement includes a separate entrance, large recreation and games area, two additional bedrooms with egress windows, a full bathroom, and a spa inspired steam shower with LCD controls, offering a true at home wellness experience. Major mechanical upgrades include a brand new combi boiler system, and air conditioning for year round comfort. The exterior has been fully refreshed with new stucco on both the home and garage, updated doors, and a complete landscaping package. The front yard features beautifully tiered, low maintenance landscaping with mature trees, stonework, and a welcoming front approach, while the backyard is set up for relaxation with a hot tub and gazebo. An oversized double detached garage, front driveway, and additional trailer parking complete the package. Located just minutes from Nose Hill Park, top rated schools, the University of Calgary, LRT, shopping, and all amenities this is a rare

opportunity in one of Calgary's most sought after communities. Upgrades list available