



**3215 Boulton Road NW  
Calgary, Alberta**

**MLS # A2308281**



**\$744,800**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** fridge/freezer combo in basement.

Welcome to this impeccably maintained bungalow in the highly sought-after community of Brentwood. Offering 2,200 sq. ft. of developed living space, this bright and spacious home features 5 bedrooms, 2 full bathrooms, and an ideal layout for families, investors, or those seeking income potential. The main floor showcases beautiful hardwood flooring, updated lighting, and an open-concept design filled with natural light. The spacious kitchen is perfect for entertaining, complete with granite countertops, stainless steel appliances, and ample cabinetry and prep space. Three generously sized bedrooms and a fully renovated bathroom with heated floors complete the main level. The fully developed lower level offers exceptional flexibility and can easily accommodate a variety of living arrangements. While seamlessly connected to the main floor as an extension of the home's living space, the basement also features its own private separate entrance for those looking to utilize it as a rental opportunity. The lower level includes 2 additional bedrooms, a spacious living area, a 4-piece bathroom, and a functional kitchenette with existing stove hookup. Step outside to enjoy the large, sunny, south-facing backyard featuring a brand-new cement patio and mature trees, backing on to greenspace. The oversized double detached garage provides plenty of space for vehicles, storage, or a workshop. Mechanical systems including the furnace, large hot water tank, washer and dryer have all been meticulously maintained. Over \$50,000 in renovations and upgrades have been completed, including new main floor windows, newer roof, new exterior paint, soffits, eavestroughs, and brand-new basement carpet and flooring. Located on a quiet street in one of Calgary's most established and in-demand northwest communities, this home is just minutes from the University of

Calgary, Foothills Medical Centre, Brentwood LRT Station, Market Mall, Nose Hill Park, excellent schools, parks, restaurants, and shopping including Northland Village. An exceptional opportunity to own a move-in-ready home in a premier location.