



**3520 Bulyea Crescent NW
Calgary, Alberta**

MLS # A2325448



\$1,625,000

Division:	Brentwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,282 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: NA

****OPEN HOUSE SAT JULY 4 & SUN JULY 5 200 - 400PM**** | Rarely does an opportunity like this present itself. Nestled in one of Brentwood's most exclusive and highly sought-after cul-de-sacs, this exceptional residence occupies a magnificent park-side lot with a sunny south-facing backyard, offering an extraordinary combination of privacy, natural light, and an unrivalled location. Just steps from the library, swimming pool, sportsplex, multiple schools, shopping, restaurants, and the LRT, and only minutes from the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and downtown Calgary, this location offers exceptional convenience in one of the city's most desirable established communities. Beautifully renovated throughout, the home welcomes you with a spacious front foyer that leads into an outstanding open-concept living space. The spectacular kitchen is the heart of the home, featuring stainless steel appliances, quartz countertops, a tiled backsplash, a large centre island with an eating bar, and abundant cabinetry and workspace. Adjacent to the kitchen is a thoughtfully designed coffee bar with direct access to the expansive south-facing deck, creating the perfect space for indoor-outdoor entertaining while overlooking the beautifully landscaped backyard, detached garage, and additional parking pad. The dining area flows seamlessly into the bright front living room, where an oversized picture window captures picturesque park views while filling the home with natural light. The main level also offers a versatile family room that is equally suited as a television room, children's playroom, home office, or multi-generational living space. A convenient two-piece powder room, an exceptionally spacious laundry room complete with cabinetry and a folding station, and a practical rear mudroom with custom built-in storage further enhance the

home's outstanding functionality. The upper level features three generously sized bedrooms and a beautifully appointed four-piece bathroom. The impressive primary retreat offers a spacious walk-in closet and a luxurious five-piece ensuite, creating a true private sanctuary. The fully developed basement provides exceptional additional living space, complete with a large family room, dedicated home office, fourth bedroom, and an additional four-piece bathroom, making it ideal for growing families, overnight guests, or those working from home. Combining an extraordinary park-side setting, extensive renovations, exceptional family functionality, and one of Brentwood's most coveted locations, this is a rare opportunity to own an outstanding home in one of Calgary's most prestigious and established neighbourhoods.