



GRASSROOTS
REALTY GROUP

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**4707 Brockington Road NW
Calgary, Alberta**

MLS # A2330736



\$750,000

Division:	Brentwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,122 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Dry Bar, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Central Vacuum - AS IS

Finding a home in Brentwood is an opportunity. Finding one that is updated, move-in ready, offers four levels of finished living space, and sits on a quiet street with an oversized garage is a rare opportunity. This is the kind of home that delivers exceptional value for families looking for space today and flexibility for the future. Located in the highly sought-after community of Brentwood, you will enjoy the convenience of nearby schools, parks, shopping, public transit, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Nose Hill Park, and quick access throughout the city. From the moment you step inside, you will appreciate the bright open-concept design connecting the living room, dining area, and beautifully updated kitchen. Fresh interior paint creates a clean, modern feel, allowing you to simply move in and start enjoying your new home. Direct access from the kitchen and eating area to the sunny west-facing backyard makes everyday living and outdoor entertaining effortless. The upper level offers three spacious bedrooms and a full bathroom, providing an ideal layout for families. The third level expands your living options with a welcoming family room, a hobby room, and a second full bathroom, making it perfect for teenagers, guests, a home office, or multi-generational living. The fourth level provides even more flexibility with a large recreation and media room featuring a dry bar. An ideal space for movie nights, games, hobbies, fitness equipment, or simply relaxing with family and friends. Outside, you will discover another standout feature. The large west-facing backyard offers plenty of room to entertain, garden, or simply enjoy the afternoon and evening sunshine. The oversized double detached garage is long enough to comfortably accommodate larger SUVs or trucks while still providing valuable space for

storage, tools, or a workshop. Move-in ready and thoughtfully updated, this home combines four finished levels of living space, three bedrooms, two full bathrooms, an oversized double detached garage, and is in an outstanding location on a quiet street. If you are looking for a home that offers space, flexibility, and long-term value in one of Calgary's most desirable northwest communities, this is one you will want to see.