



GRASSROOTS
REALTY GROUP

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48 Butler Crescent NW
Calgary, Alberta

MLS # A2343014



\$800,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,117 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sump Pump(s)		

Inclusions: Blinds, Ring Doorbell, Alarm Sensors, Garage Remotes

This 4-bedroom (3 up/1down) and 2-bathroom bungalow with a prime location in Brentwood is ready for you to call home. The spacious kitchen features updated solid wood cabinets, brand-new appliances and flooring, Corian countertops, and a backyard view from the window by the sink. It opens to the dining and full-sized living room, creating the perfect place for prep and entertaining. This main level also offers three bedrooms, a 4-piece bathroom, and both a front entrance and a linen closet. The basement has a spacious bedroom with a large window (non-egress), a rec room, and a 3-piece bathroom. The property also includes an oversized double detached garage, a spacious fully fenced backyard, a large back deck, and a low-maintenance garden. Upgrades and features include a new sewer line, backwater valve, sump pump, vinyl windows and patio door, copper and PEX plumbing, upgraded electrical panel, fresh paint, flooring, a front deck, and more. Living here, you'll have easy access to local amenities, with a Walk Score of 81, a 78 Bike Score, and a short walk to the Brentwood C-Train station and Brentwood and St. Luke School. Welcome Home!