



GRASSROOTS
REALTY GROUP

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23 Brown Crescent NW
Calgary, Alberta

MLS # A2343290



\$850,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,389 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Level, Rectangular Lot, Street L		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	desk in basement bedroom		

Welcome to the highly desirable NW community of Brentwood and this completely modern, and totally renovated bungalow! The home is located on a quiet street (crescent) with 1389 square feet of living space above grade. Chef's kitchen features granite counters, top of the line stainless steel appliances, gas stove & wine fridge. Living area is an open concept with bright windows and engineered hardwood floors. There are three bedrooms on the main level. The primary bedroom is large, has enough space for your own private lounging area, has a vaulted ceiling, a walk-in closet and a spa like ensuite. The rear deck can also be accessed through the French doors off the primary bedroom. There is a main floor 5 piece bathroom which too is quite spacious. Lower level is completely renovated with a 4th bedroom (not a proper egress window) or could be used as a den/office, a 3rd full bath, laundry room and large recreation area. On the exterior, the home has great curb appeal with a front deck (both front and rear decks were recently re-stained). At the rear there is also a deck off the primary with a patio and yard space. The garage is an oversized, 25'x21' heated and insulated double garage. The community has beautiful tree lined streets, with a pool, library, ice arena, shopping, schools and transit all within pleasant walking distance of the home. All this is accessible from this home and situated on a quiet, private street.