



GRASSROOTS
REALTY GROUP

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3516 Boulton Road NW
Calgary, Alberta

MLS # A2343998



\$739,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,290 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Driveway, Garage Door Opener, Garage Faces Front, Oversized, Sir		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Window Coverings

Welcome to this large 3 bedroom bungalow set on an oversized , private lot in the sought after community of Brentwood. Perfectly situated on a quiet crescent steps away from a green space & within a short walk to a public library, Brentwood arena, Sir Winston Church Hill Pool & several schools including elementary, junior highs & Sir Winston Churchill High School. The revitalized & expanded Northland Mall with restaurants, retail & amenities is steps away. Also conveniently located near the University, LRT stations, Foothill's & Children's Hospitals, Market Mall shopping center & Nose Hill Park. This is an outstanding location! The home is spacious with a welcoming entrance with coat closet, L shaped living room/dining room, with hardwood floors, 3 generously sized bedrooms with the primary having an updated 2 piece ensuite. All bedrooms have hardwood floors. The 4 piece main bath with vinyl flooring has also been nicely updated. The eat-in kitchen, at the back of the home has been renovated, having plenty of cabinet & counter space, vinyl floors & a large picture window, over the sink, looking out to the sizable back yard. Perfect for watching the children play. The back door has a private entry which can access the main or lower level. The lower level is partially finished & awaits a buyers creative touch. The large back yard is perfect for outdoor enjoyment & has an oversized single garage & a driveway which can accommodate additional vehicles. This property is a must view for a family who wants a well kept spacious home in a great established community!