



GRASSROOTS
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5204 Barron Drive NW
Calgary, Alberta

MLS # A2346564



\$1,375,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,404 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Alley Access, Double Garage Detached, Driveway, Front Drive, G		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Wet Bar		

Inclusions: N/A

This is not simply a renovated home — it has been thoughtfully and meticulously rebuilt by its owner, with exceptional attention paid to what you see, what you don't, and how the home functions every day. Set above street level, this beautifully reimagined Brentwood bi-level is filled with natural light and offers a warm, contemporary interior where craftsmanship is evident throughout. The open-concept main floor is anchored by a striking wood-burning fireplace with floor-to-ceiling Rundle stone, while massive windows flood the spacious living area with sunlight. The custom kitchen was designed specifically for the home, featuring soft-close cabinetry, generous storage and a dramatic waterfall granite island with an eating bar. The adjoining dining room opens through French doors to an impressive 10' × 20' deck, creating a natural extension of the living space for summer dinners, morning coffee and entertaining. Two bedrooms and two bathrooms are located on the main level, including a beautifully appointed primary retreat. Its luxurious five-piece ensuite features an oversized walk-in shower, freestanding soaker tub and dual vanity. Even the private water closet has been thoughtfully considered, with a frosted glass door providing privacy while allowing light to filter through. A dedicated main-floor laundry room adds everyday convenience. The fully developed lower level feels anything but below grade. Oversized windows bring in exceptional natural light, while the recreation room mirrors the main level with a second wood-burning fireplace and floor-to-ceiling Rundle stone surround. A wet bar makes this an inviting space for entertaining or relaxed evenings at home. Two additional bedrooms and a full bathroom complete the lower level. The front bedroom is particularly impressive, with large picture windows that create a bright, open

atmosphere rarely found on a lower level. What truly distinguishes this property, however, is the work behind the finishes. The transformation extended well beyond what is immediately visible, with new mechanical, electrical and plumbing systems, new insulation, central air conditioning and R50 attic insulation. Even the subfloor was replaced and both glued and screwed for lasting solidity. The same care continues into the smallest details: storage was designed to accommodate long hanging garments, and even the utility closet includes dedicated space for brooms and mops. Nothing was treated as an afterthought. Outside, durable cement-board siding complements the home's clean architectural lines. Poured concrete sidewalks surround the house, while an exposed aggregate driveway and front walk add a polished finish. The newly built 25' × 26' double detached garage is completely finished and features an impressive 10-foot ceiling, providing exceptional space for vehicles, storage, hobbies or a workshop. Every room, system and storage space reflects the same philosophy: do it properly, think it through and build it to last.