



GRASSROOTS
REALTY GROUP

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5432 Bannerman Drive NW
Calgary, Alberta

MLS # A2347335



\$1,199,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,712 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE SATURDAY, OCTOBER 3RD FROM 2-4 PM. Welcome to this exceptional bungalow located on one of Brentwood's most coveted and quiet residential streets, set on an impressive 58' x 164' lot. Offering an outstanding combination of space, functionality and location, this property features 1,650+ sq. ft. on the main level and over 2,750 sq. ft. of developed living space. The main floor offers a spacious and welcoming layout with an expansive living room with fireplace, generous dining area and remarkably large kitchen with abundant cabinetry, extensive counter space and pantry. The primary bedroom features a private 3-piece ensuite, while two additional bedrooms and a 4-piece bathroom provide plenty of room for family accommodation. A practical mudroom adds everyday functionality and storage. The fully developed lower level provides tremendous flexibility with two additional bedrooms, an office, a recreation room, 3-piece bathroom, large laundry area, and ample storage—ideal for teenagers, guests, working from home, hobbies or additional family living. Outside, the massive two-tier backyard is a rare find, offering an abundance of space for children, pets, gardening, entertaining and outdoor enjoyment. A green-space pathway directly off the backyard provides a wonderful connection to the surrounding pathway network and access to Nose Hill Park. The OVERSIZED DETACHED DOUBLE GARAGE is another standout feature, complete with a substantial heated flex space ideal for a home gym, studio, workshop or hobby area. Recent updates include a newer washer, dryer, dishwasher, and stove replaced in the last 2 years. Take advantage of an enviable Brentwood location, with highly regarded public schools within walking distance and the revitalized Northland Village minutes away, along

with parks, pathways, shopping, recreation and everyday amenities. A rare combination of an oversized inner-city lot, substantial living space, a versatile heated garage space and direct access to green space - all in one of Calgary's most established and desirable northwest communities.