



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**3375 Breton Close NW**  
**Calgary, Alberta**

**MLS # A2347714**



**\$1,229,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Brentwood                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 4 Level Split                                                              |               |                   |
| <b>Size:</b>     | 1,997 sq.ft.                                                               | <b>Age:</b>   | 1972 (54 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Detached, Driveway, Workshop in Garage   |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, |               |                   |

|                    |                                                                                                                                                                                          |                   |      |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                                                                                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Composite Siding, Wood Frame                                                                                                                                         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                      |                   |      |

NEARLY 8,000 SQ. FT. LOT | VAULTED CEILINGS | PRIVATE BACKYARD OASIS | THEATRE ROOM | OVERSIZED DOUBLE GARAGE + WORKSHOP | 3 BEDROOMS + OFFICE | 3.5 BATHROOMS | BACKING ONTO GREEN SPACE Welcome to an exceptional residence in the heart of Brentwood, one of Calgary's most established and highly sought-after communities. Offering a refined blend of modern design, warmth, and functionality, this beautifully finished home sits on an impressive nearly 8,000 sq. ft. lot and backs onto green space. From the moment you enter, the home feels bright, spacious, and thoughtfully designed. A private front office with custom built-ins creates the perfect work-from-home space, study, or additional guest room. The main living area makes an immediate impression with soaring vaulted ceilings, expansive windows, and a striking feature fireplace. The chef-inspired kitchen is equally impressive, featuring premium built-in appliances, a gas cooktop, pot filler, custom cabinetry, and elegant finishes throughout. A bright breakfast nook sits just off the kitchen, while the nearby formal dining area offers additional flexibility for entertaining or family living. A functional mudroom with generous storage, spacious laundry room, and beautifully finished three-piece bathroom complete this level. Upstairs, the primary retreat features a walk-in closet and stylish private ensuite. Two additional generously sized bedrooms and another beautifully appointed three-piece bathroom complete the upper floor. The lower level was designed with entertaining in mind, offering a large recreation area, kitchenette/bar, dedicated theatre room, and convenient two-piece bathroom. Outside, the backyard is truly one of the standout features of the property. Designed to feel like a private grand oasis, the expansive yard offers incredible space for outdoor

dining, entertaining, lounging, gardening, or creating your own resort-inspired retreat. Backing directly onto green space adds privacy and a peaceful setting that is difficult to find in the inner city. An oversized double garage with workshop space and a large driveway provide excellent storage and additional parking. Located minutes from top-rated schools, parks, shopping, restaurants, transit, the University of Calgary, Foothills Medical Centre, Market Mall, Nose Hill Park, and major roadways, this Brentwood home offers a rare combination of space, design, privacy, and location.