



118 Brantford Crescent Calgary Alberta

\$744,000

Prime Location! Nestled in the desirable Brentwood community, this home is conveniently close to Brentwood Village Centre, shopping venues, schools, parks, restaurants, bike trails, Nose Hill, C-train, University of Calgary, Foothills Hospital, The Children's Hospital, grocery stores, banks, bus routes, and just a short drive to Downtown. This 5-bedroom residence is in the vicinity of top-rated schools such as Sir Winston Churchill, TLC, U of C, and others. The kitchen is original, highly functional, and well-kept. The main floor boasts a spacious living room, an east-facing dining room, an open-plan kitchen, a 4-piece bathroom, and 3 bedrooms. Downstairs, the large family room features a wood-burning fireplace, alongside 2 additional bedrooms and a 3-piece bathroom. The roof was replaced in 2023, and the furnace is approximately 14 years old. The sunny west-facing backyard is a fully fenced perfect playground for children. The oversized double heated garage/workshop is ideal for DIY enthusiasts. A sunroom connects the house and garage, ensuring you don't have to step outside in winter to reach your car. This property offers great potential as a family home or investment, with high demand from families and students. Ready for immediate possession, book your private viewing today! (id:6769)

- Laundry room 13.25 Ft x 10.42 Ft
- Storage 4.50 Ft x 12.83 Ft
- Bedroom 9.67 Ft x 8.33 Ft
- Furnace 4.50 Ft x 9.92 Ft
- Bedroom 9.00 Ft x 9.58 Ft
- 3pc Bathroom 5.92 Ft x 6.42 Ft
- Recreational, Games room 13.00 Ft x 25.83 Ft
- Bedroom 11.08 Ft x 12.08 Ft
- 4pc Bathroom 8.67 Ft x 6.50 Ft

- Primary Bedroom 12.25 Ft x 10.25 Ft
- Bedroom 10.25 Ft x 10.17 Ft
- Living room 14.17 Ft x 17.17 Ft
- Other 3.92 Ft x 8.67 Ft
- Dining room 9.17 Ft x 13.33 Ft
- Kitchen 10.50 Ft x 11.08 Ft
- Other 3.33 Ft x 3.83 Ft
- Sunroom 9.17 Ft x 12.92 Ft

Listing Presented By:



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<http://www.karihowell.ca/>



**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net