



## 2735 Brecken Road Calgary Alberta

\$649,900

Location, Location, Location!!! Wishing to live in the heart of the well-desired Brentwood community? This well-maintained cozy 3 bedroom bungalow shows pride of ownership and WITHIN WALKING DISTANCE from CTRAIN BRENTWOOD STATION, UNIVERSITY of CALGARY, Brentwood Village Mall, grocery stores... you name it. You will find a spacious living room and a SW facing dining room, a functional open kitchen, a 4pc bathroom and 2 bedrooms on the main floor. This house boasts a beautifully developed basement fully permitted with the 3rd bedroom, a family room, another 4pc bathroom and laundry room. The bathroom is a master piece of art with a hydrotherapy system built in. The family room is large enough to add another bedroom, just a matter of a bit of wiring and framing because the windows meet egress code already with tilt & turn functions that assures your safety, whether this is as your primary residence or for investment purposes. Newer mid-efficiency furnace, Front-load washer and dryer and a water-softener are just bonuses for you. Backyard is SW facing and sunny with private garden full of colorful perennials, fruit trees, and a raised flower bed to grow your favorite vegetables in summer. Spacious and fully fenced, it would be a perfect for your kids, pets and entertaining needs. You'll be impressed with this play house/pod office/work shop/observatory type structure in the back yard! It is spray-foam insulated, has triple glazed windows, and is toasty warm with the use of a space heater in the middle of winter that is powered by 120v power source and lighten up by combo of battery/solar panels. Oversized single garage gives you additional space for your DIY projects! Surrounded by TOP SCHOOLS such as Sir Winston Churchill or TLC and, of course, U of C gives peace of mind to parents for sure. This could be a great family home or a great investment with huge demands by...

Bedroom 2.56 M x 3.98 M

Family room 3.19 M x 5.11 M

4pc Bathroom 1.80 M x 3.06 M

Exercise room 3.41 M x 4.87 M

Kitchen 3.09 M x 2.66 M

Dining room 3.10 M x 2.43 M

Living room 3.86 M x 5.23 M

Primary Bedroom 3.80 M x 3.40 M

Bedroom 3.29 M x 3.11 M

4pc Bathroom .00 M x .00 M

Listing Presented By:



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