



## 3410 Breton Close Calgary Alberta

\$850,000

Welcome to this fabulous home in the highly desirable Brentwood Heights, perfectly situated on a huge, mature, + flat lot with gorgeous trees. This charming bi-level residence offers 1358 sq. ft. on the main floor plus a fully developed lower level, providing plenty of space for comfortable living. The main floor showcases gleaming hardwood floors + an excellent layout with three spacious bedrooms. The inviting living + dining rooms flow seamlessly into one another, with the living room featuring large picture windows that offer a mountain view + a cozy gas fireplace. The dining room opens to a generous outdoor deck, perfect for entertaining. The renovated "Legacy" kitchen is very functional, boasting maple cabinetry, stainless steel appliances, + an abundance of storage. A sunny breakfast nook completes this well-appointed space. The primary bedroom is a peaceful retreat, complete with a convenient half-bathroom. The main bathroom has also undergone a recent renovation. A fully developed lower level features a large family room with a wet bar + another gas fireplace, an additional bedroom, full bathroom, + generous storage space. Located in a prime location, this home is an easy walk to Nose Hill Park, close to top-rated schools, the University of Calgary, major hospitals, + a wide range of amenities. Don't miss the chance to own this exceptional property in a very desirable location. Schedule your private viewing today! (id:6769)

3pc Bathroom 7.83 M x 9.50 M

Other 5.92 M x 6.33 M

Bedroom 11.33 M x 10.42 M

Family room 16.17 M x 18.08 M

Laundry room 8.08 M x 8.33 M

Recreational, Games room 15.00 M x 13.83 M

Storage 15.92 M x 7.50 M

Storage 4.67 M x 8.67 M

Furnace 6.00 M x 7.17 M

2pc Bathroom 5.00 M x 5.08 M

4pc Bathroom 9.92 M x 4.92 M

Bedroom 12.83 M x 11.00 M

Bedroom 9.42 M x 10.92 M

Primary Bedroom 14.08 M x 11.00 M

Kitchen 9.92 M x 15.92 M

Living room 16.25 M x 19.25 M

Dining room 15.17 M x 9.92 M

Listing Presented By:



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