



56 Brown Crescent Calgary Alberta

\$800,000

An Exceptional Opportunity in Brentwood! Welcome to this beautifully maintained two-storey home with 5 bedrooms and 5 bathrooms located in the heart of Brentwood, one of Calgary's most desirable and well-established communities. Situated on a gorgeous, treed pie-shaped lot at the end of a quiet crescent, this property offers privacy, charm, and timeless appeal. The professionally landscaped front yard is fully brick-paved, creating a welcoming entrance that sets the tone for what's inside. Step through the front door and you'll be impressed by the thoughtfully designed floor plan. A spacious sitting room with a wood-burning fireplace adds warmth and style, seamlessly connected to a generous dining room featuring a sliding glass door that opens to the backyard--perfect for enjoying meals with views of the mature trees and landscaping. The modern kitchen has been tastefully upgraded with built-in oven and microwave, updated lighting fixtures, and brand new refrigerator and dishwasher (2021). Additional updates include: New furnaces for both the main floor and basement (2021). laminate flooring throughout (2021). Hot water tank (2015) This well-equipped home features 5 bedrooms, 5 bathrooms, and a sauna room, offering fantastic flexibility for families or investors. Whether you're looking to create an Airbnb suite or use the separate basement space as a mortgage helper, this property provides endless potential. The basement is truly a standout--designed with a cozy, log cabin aesthetic, it features a wet bar, heritage and antique lighting, and unique finishes that create a warm, rustic atmosphere reminiscent of a mountain lodge in Canmore or Banff. It includes a bedroom with a private 2-piece ensuite, offering comfort and privacy for extended family or guests. Step outside to the huge backyard with back lane access--offering potential for a future detached garage, lef...

Family room 22.08 Ft x 13.42 Ft

Storage Measurements not available

2pc Bathroom Measurements not available

Bedroom 10.17 Ft x 14.17 Ft

Laundry room Measurements not available

Furnace Measurements not available

Dining room 9.92 Ft x 10.92 Ft

Kitchen 11.50 Ft x 10.67 Ft

Living room 18.50 Ft x 13.92 Ft

Furnace 5.25 Ft x 7.50 Ft

1pc Bathroom 5.08 Ft x 6.17 Ft

5pc Bathroom 10.33 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

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

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

2pc Bathroom 5.33 Ft x 4.50 Ft
4pc Bathroom 10.67 Ft x 5.00 Ft
Bedroom 10.67 Ft x 10.08 Ft
Bedroom 10.67 Ft x 12.00 Ft

Other 37.67 Ft x 4.42 Ft
Bedroom 16.08 Ft x 14.25 Ft
Primary Bedroom 16.83 Ft x 24.67 Ft