



## 3412 Button Road Calgary Alberta

\$689,000

Welcome to this charming, updated 4-bedroom bungalow, nestled on a beautiful tree-lined street in the peaceful community of Brentwood. Lovingly maintained and set on a generous 50' by 100' lot, this home offers over 2,300 sq. ft. of living space and is a fantastic opportunity for first-time homeowners, investors, or anyone seeking a family-friendly space. Surrounded by mature character trees and lush shrubs lining both the front and back yards, the property offers privacy and a serene outdoor setting. The main floor features a spacious living room and separate dining room, ideal for both everyday living and entertaining. The well-appointed kitchen offers quartz countertops, plenty of storage, and room for a cozy breakfast nook. The main level also includes three bedrooms, with the primary bedroom featuring a 2-piece ensuite and carpeting over original hardwood floors. The other two bedrooms are generously sized and feature beautiful hardwood flooring. Completing this level is an updated 4-piece bathroom. Step outside through the large back entryway into a private backyard that's perfect for outdoor gatherings. The backyard features a patio and an oversized single-car garage, all framed by mature trees and shrubs that add to the charm and privacy of the space. The fully finished basement provides even more living space, featuring a fourth bedroom, a 3-piece bathroom, a hobby room, and a large recreation room with a wet bar and wood-burning fireplace - ideal for entertaining or cozy nights in. There's also a spacious laundry room and plenty of storage. Recent upgrades include new windows on the main floor (except for the living and dining rooms), a new furnace installed in 2017, and fresh tile in the upstairs bathrooms, kitchen, and entryways. Conveniently located just minutes from schools, the University of Calgary, shopping, public transit, and all essential amenit...

Family room 25.42 Ft x 15.58 Ft

Bedroom 12.25 Ft x 10.67 Ft

Recreational, Games room 18.00 Ft x 15.00 Ft

3pc Bathroom 6.92 Ft x 5.25 Ft

Office 5.00 Ft x 4.00 Ft

Furnace 15.25 Ft x 10.00 Ft

Kitchen 11.25 Ft x 9.25 Ft

Breakfast 9.00 Ft x 5.00 Ft

Living room 18.92 Ft x 11.92 Ft

Dining room 9.25 Ft x 8.42 Ft

Foyer 9.50 Ft x 4.50 Ft

Other 6.33 Ft x 6.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Calgary West Realty

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CIR

REALTY

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Laundry room 7.00 Ft x 5.00 Ft

Storage 10.42 Ft x 9.42 Ft

Storage 5.25 Ft x 4.92 Ft

Storage 7.42 Ft x 4.00 Ft

Primary Bedroom 14.92 Ft x 13.42 Ft

2pc Bathroom 4.75 Ft x 4.50 Ft

Bedroom 10.92 Ft x 8.92 Ft