



# 1432 Northmount Drive Calgary Alberta

\$749,900

Welcome Home. Situated in the sought after community of Brentwood, this home is one you won't want to miss. Boasting over 2450 sq feet of living space, this spacious 5 bedroom property has been lovingly maintained and undergone numerous costly upgrades which will save you, the new homeowner, in the years to come. Brentwood is a community where many move into and happily stay for years to come. It's a place where generations are raised and thrive and eventually move out and stay within the community. On approach you can't help but notice this section of Brentwood is blessed under a canopy of trees that line the street on either side. It is a short walk to the public library, northland mall, all levels and denominations of schools, shopping, and transit. To give perspective it is a 4 minute bus ride to the train or a 13 minute bus ride to the University of Calgary. This home is a 20-25 minute car ride from the heart of downtown during rush hour traffic. Within 5-10 minutes a child can walk to several schools in the area, and Nose Hill Park is just a few minutes away as well. These and many more reasons tell why this home and community is both desirable and convenient for many who will want to live here. This home is going to heavily appeal to the proud family, young professional, generational families, and also investors thanks to its generous size, ample parking, and rear entry that gives access to the basement. You will notice everything feels solid in this home both inside and out, as it has been lovingly maintained by the current owners for the past 14 years. Let's talk stats: 5 bedrooms with 2.5 full bathrooms and Central Air Conditioning. Updated Kitchen and main floor full bathroom, fresh paint, and much more including: Windows replaced throughout in 2016. High Efficiency furnace in 2017. Water heater 2018. Refrigerator 2019. Washer Dryer 2022. Dishwasher 2...

3pc Bathroom 5.00 Ft x 7.08 Ft

Bedroom 14.67 Ft x 10.33 Ft

Bedroom 13.25 Ft x 9.50 Ft

Recreational, Games room 25.17 Ft x 29.25 Ft

Furnace 13.50 Ft x 9.58 Ft

2pc Bathroom 4.58 Ft x 7.00 Ft

4pc Bathroom 8.58 Ft x 6.92 Ft

Bedroom 12.00 Ft x 9.83 Ft

Bedroom 11.83 Ft x 8.17 Ft

Dining room 10.00 Ft x 9.00 Ft

Living room 13.58 Ft x 16.17 Ft

Kitchen 13.58 Ft x 12.50 Ft

Primary Bedroom 13.58 Ft x 11.83 Ft

Listing Presented By:



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CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca