



## 3935 Brooklyn Crescent Calgary Alberta

\$765,000

FIRST TIME ON MARKET IN 57 YEARS! THIS HOME FEELS HUGE! The ~1700 SQ FOOT main floor boasts an extremely large master bedroom with HUGE WALK-IN CLOSET and California Closet custom cabinetry for extra storage. Also find another convenient great-sized bedroom and 4 piece bath. The cozy front living room is a great place to entertain or could be converted into a third bedroom easily due to the amount of living space found on the main level. Bonus - find original hardwood under the carpets on the main floor in bedrooms, hallway and front room. The kitchen has been renovated and is the hub of the home featuring undercabinet lighting, pot lights and more than enough cupboard space to display or hold all your treasures. Having an expansive addition (permitted) off the kitchen makes the possibilities endless for creating your vision of the perfect family home. With vaulted ceilings, skylights, plenty of windows and a cozy gas fireplace this will be your favorite room in the home!! Enjoy access to your HEATED OVERSIZED SINGLE GARAGE without ever stepping a foot outside! The current owners used this space as a workshop since there is also a 32 FOOT TANDEM CARPORT and more space to park on the front driveway. The garage (with new garage door) has a super unique 2-level lofted shed built off the back for additional storage or for kids to create the playhouse of their dreams. Enjoy many evenings in your large private yard with long-time neighbors on both sides, and the distance from major roads keeps the atmosphere very quiet and serene. The front of the house with exposed aggregate patio creates another place for friends or neighbors to gather and make new memories. Feel the 80s love in the super spacious and fully finished basement featuring an additional bedroom (not egress), den/office, huge recreation space with fireplace, built-in bar, 3 piece bathroom and designated l...

Other 11.00 Ft x 8.25 Ft

Den 10.33 Ft x 8.92 Ft

Recreational, Games room 26.33 Ft x 14.50 Ft

Bedroom 12.00 Ft x 10.83 Ft

3pc Bathroom 7.08 Ft x 3.67 Ft

Living room 15.17 Ft x 14.25 Ft

Living room/Dining room 39.83 Ft x 16.25 Ft

Primary Bedroom 20.17 Ft x 10.58 Ft

Bedroom 10.08 Ft x 9.17 Ft

4pc Bathroom 10.08 Ft x 7.50 Ft

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

Listing Presented By:



Originally Listed by:  
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Kitchen 20.50 Ft x 10.25 Ft