



## 4023 Charleswood Drive Calgary Alberta

\$649,900

Welcome to your dream home in the heart of Brentwood! This charming bungalow is the perfect blend of modern updates and cozy charm, with plenty of space for everyone. Featuring 3 spacious bedrooms upstairs and an additional bedroom downstairs, along with 2 full bathrooms, this home has everything you need to enjoy comfortable living. Step inside and be wowed by the open-concept layout, where natural light floods the freshly painted rooms, creating a warm and welcoming atmosphere. The upgraded kitchen is truly the heart of the home, complete with sleek stainless steel appliances, granite countertops, and plenty of cabinet space, perfect for hosting friends or preparing family dinners. The kitchen island even includes a built-in wine rack, making it easy to unwind after a long day. Hardwood floors flow throughout the main level, adding an extra touch of elegance to the living spaces. The large front living room window brings the outside in, offering views of the beautiful, tree-lined street and allowing for plenty of sunlight throughout the day. Downstairs, you'll find even more living space! The fully finished basement offers a versatile area for a recreation room, home gym, or music space—let your imagination run wild! The additional bedroom is perfect for guests or as a home office, and the second full bathroom adds convenience for larger families or visitors. Outside, the 5,200 sqft lot features a beautifully maintained yard, perfect for summer BBQs or simply enjoying the peace and quiet of the mature, tree-lined community. With space to garden or relax, this backyard is your personal oasis. You couldn't ask for better! Situated in the well-established Brentwood neighbourhood, you're just minutes from everything. Take advantage of the quick access to public transit for an easy commute to downtown Calgary or enjoy proximity to the University of Calgary, Foothills Medi...

Family room 24.00 Ft x 12.75 Ft  
Bedroom 13.67 Ft x 9.25 Ft  
4pc Bathroom 9.17 Ft x 8.75 Ft  
Laundry room 5.75 Ft x 2.67 Ft  
Storage 12.67 Ft x 7.00 Ft  
Foyer 7.00 Ft x 3.50 Ft  
Kitchen 13.25 Ft x 10.42 Ft

Living room 13.25 Ft x 10.67 Ft  
Dining room 10.75 Ft x 9.83 Ft  
Primary Bedroom 12.25 Ft x 9.92 Ft  
Bedroom 10.83 Ft x 9.08 Ft  
Bedroom 10.08 Ft x 8.00 Ft  
4pc Bathroom 7.42 Ft x 7.33 Ft  
Other 6.50 Ft x 6.25 Ft

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