



4803 Brockington Road Calgary Alberta

\$789,000

Tucked along a peaceful, mature tree-lined street, this beautifully renovated bungalow blends warmth, functionality, and long-term value. With a single attached garage and an extended front driveway, there's ample parking for multiple vehicles. Step inside to a bright, open-concept main floor where the living, dining, and kitchen areas flow seamlessly together. Oversized east-facing windows flood the space with natural morning light. The atmosphere feels airy, modern, and inviting - ideal for both everyday living and hosting. The custom-built kitchen is thoughtfully designed with granite countertops, contemporary stainless-steel appliances, and excellent prep space. It anchors the home beautifully while maintaining connection to the main living areas. The main level features two bedrooms plus a versatile den - perfect for a home office or nursery, along with an updated 5-piece bathroom. New windows in the kitchen and one bedroom further enhance comfort and efficiency. Downstairs, the fully developed illegal suite expands the home's flexibility, featuring new carpet in the recreation room, an extra-large bedroom with egress window, a spacious family/room, additional den and a 3-piece bathroom. Whether used for extended family, guests, or additional living space, the lower level offers meaningful versatility. Outdoors, the private backyard is framed by a rebuilt fence and gate (2024) and features a beautiful brick patio ideal for summer gatherings or quiet evenings. A retaining wall with flower beds adds character and dimension, while the newly added greenhouse (2025) offers opportunity for gardening enthusiasts. Other capital upgrades provide peace of mind: Shingles (2017), Furnace (2011), Hot water tank (2021), Electrical panel (2022), Extra basement insulation (2023), Fascia (2023), Rebuilt fence & gate (2024), Greenhouse (2025) and the oversized window in livin...

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Recreational, Games room 29.67 Ft x 10.83 Ft

Bedroom 15.25 Ft x 12.75 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 10.83 Ft x 8.75 Ft

Kitchen 15.92 Ft x 8.75 Ft

Living room 18.17 Ft x 14.67 Ft

Dining room 10.08 Ft x 9.58 Ft

Kitchen 12.50 Ft x 8.92 Ft

Primary Bedroom 12.17 Ft x 10.17 Ft

Bedroom 12.25 Ft x 8.58 Ft

5pc Bathroom .00 Ft x .00 Ft

Den 10.33 Ft x 8.67 Ft