

**5116 Brisebois Drive NW**  
**Calgary, Alberta**

**MLS # A2218546**



**\$740,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,316 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, Track Lighting		

**Inclusions:** barbeque, alarm system (as is)

This meticulously maintained bungalow, offered by its original owners, combines classic charm with thoughtful updates in the highly sought-after Brentwood community. Boasting 4 bedrooms and 3 bathrooms, this home offers a functional layout with hardwood floors throughout the main level, and cozy carpeting downstairs. The bright main floor includes 3 bedrooms and 2 bathrooms, while the finished basement adds flexibility with a spacious fourth bedroom and additional bath—perfect for guests or extended family. Enjoy cozy evenings by the wood-burning fireplace in the basement, adding warmth and character to the space. Step outside to a beautifully manicured private backyard, offering a serene retreat for relaxation and outdoor gatherings. The large, spacious front yard provides excellent curb appeal and additional outdoor space. Enjoy the outdoors with a gas line ready for your backyard BBQ setup, and take advantage of the oversized double detached garage, complete with a large natural gas heater and bonus storage space below—a rare and valuable feature. With a brand-new electrical panel, pride of ownership throughout, and a location close to schools (Brentwood Elementary, Simon Fraser Middle school, Sir Winston Churchill highschool), parks, and amenities, this home is not to be missed.