



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**3251 Bearspaw Drive NW  
 Calgary, Alberta**

**MLS # A2238519**



**\$825,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,067 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Garden, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** none

This beautifully renovated home offers 2076ft2 of total living space is tucked away on a private, peaceful lot in desirable Brentwood. An idyllic, low-maintenance front yard welcomes you with charm and ease—no lawn mower required! This 4-bedroom home is ideally located within walking distance to four community schools ranging from elementary to high school. Your kids could walk to school until grade 12 and then head to UofC which is also nearby distance. Additionally, you are a short walk to the local public library, transit, recreation facilities, and a wide selection of shopping options in either direction. Inside, the main level features a spacious open floor plan anchored by a large living room with a cozy wood-burning fireplace—just one of two in the home, which is a rare and find. The stylish, updated kitchen is designed for entertaining with a breakfast bar, granite countertops, black stainless steel appliances, and an adjacent dining area that opens to a screened-in deck—a fabulous outdoor lounge with space for a fire table and even a wall-mounted TV. Whether you're relaxing or hosting, this space seamlessly blends indoor comfort with outdoor ambiance. Two large bedrooms are tucked privately down the hall, just steps from a modern 4-piece bathroom. Head downstairs to a fully developed lower level featuring an expansive family room with another wood-burning fireplace, two additional well-sized bedrooms (and yes, one hides a secret Harry Potter-style hideaway—see if you can find it!), a beautifully updated 3-piece bathroom, and a generous laundry room. This home is easily suitable (subject to municipal approval) thanks to a separate rear entrance, making it perfect for extended family, guests, or future rental potential. The rear entrance opens to a covered patio area and the private backyard, where you can gather around

the fire pit, enjoy some container gardening, or just unwind in the covered rear deck area. Parking is a breeze with a double detached garage and an expansive front driveway that easily fits three vehicles. This home offers incredible versatility, thoughtful upgrades, and rare features you won't often find—all on a quiet, family-friendly street close to everything you need—this home offers over 2,000 sq. ft. of beautifully finished living space, inside and out, thoughtfully designed to maximize every square foot.