

# \$1,399,000 - 3378 Breton Close Nw, Calgary

MLS® #A2107336

**\$1,399,000**

5 Bedroom, 4.00 Bathroom, 2,115 sqft  
Residential on 0.14 Acres

Brentwood, Calgary, Alberta

Rarely does a property with timeless elegance combined with high-end luxury come to market. Located in the desirable upper Brentwood, this remodel was stripped down to the exterior walls and transformed into an absolute masterpiece. The luxurious presence of this home is instantly exemplified by the stunning curb appeal, boasting a modern farmhouse look, highlighted by an exposed concrete driveway leading to your RARE double attached garage. Upon entry, your eyes are drawn to the stunning open riser staircase that truly acts as the center piece of this home. The large living area is complete with a gorgeous tiled electric fireplace and a built-in bookshelf. The main level of this grand residence is filled with natural light with no outdoor noise, thanks to the TRIPLE PANE Tilt and Turn™ European windows. The designer kitchen encapsulates this house as an entertainer's dream with its stunning two-tone cabinetry, massive island, and stunning paneled JennAir appliance package, perfect for any chef! Adjacent to the kitchen you have a large dining area that features a stunning European style patio slider that provides an abundance of light and leads directly to the deck, encouraging a seamless indoor/outdoor lifestyle. The main floor continues to wow with a designated coffee bar, leading directly into your stunning main floor office that features a custom built-in bookshelf. The main floor also features a spacious mudroom with laundry and provides direct



access to the fully finished double attached garage. Lastly, the main floor features an elegant 3-piece bathroom that is sure to wow your guests, with a custom-built shower that is intended for your furry friends! Head upstairs to retreat in the cozy primary bedroom, where the wow factor continues. Tucked away behind a hidden feature wall, you will find your walkthrough closet, leading to a stunning 5-piece bathroom, with dual vanities, a free-standing tub, heated flooring, and a large rainfall shower. The second level is complete with 2 additional bedrooms, a linen closet and a stunning 4-piece bathroom. Like the main floor, the basement of this home is an entertainer's dream! Starting with the open Rec Room featuring a large entertainment unit, an electric fireplace, a large wet bar, and a reading nook with a stunning feature wall. The lower level is complete with 2 additional bedrooms and a 3-piece bathroom with a custom shower. This remodel had no item overlooked with brand new electrical, furnace, HVAC, Air Conditioning, and plumbing. Luxury, Functionality, Location and Unbeatable Value can be found here - book your showing today!

Built in 1971

### **Essential Information**

MLS® #	A2107336
Price	\$1,399,000
Sold Price	\$1,410,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,115
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

### Community Information

Address	3378 Breton Close Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1X4

### Amenities

Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Other, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 21st, 2024
Date Sold	March 3rd, 2024
Days on Market	11

Zoning	R-C1
HOA Fees	0.00

## **Listing Details**

Listing Office	Greater Property Group
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