

\$775,000 - 3416 Boulton Road Nw, Calgary

MLS® #A2111124

\$775,000

4 Bedroom, 3.00 Bathroom, 1,214 sqft
Residential on 0.11 Acres

Brentwood, Calgary, Alberta

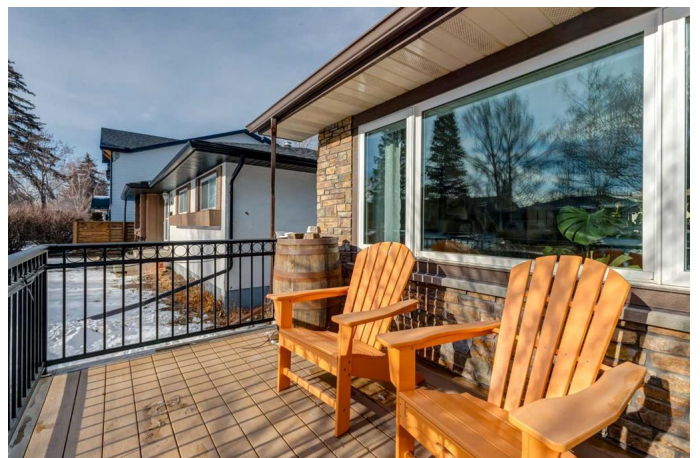
Welcome to this lovingly updated and impeccably maintained bungalow in the desirable community of Brentwood!

A wide paving stone path leads to the front entrance and porch area where one can lounge in the late day sun. It's built to last with composite materials and low-maintenance aluminum railings.

The bright main level features a travertine tiled kitchen with custom cabinetry with walk-in pantry, premium stainless-steel appliances, caesarstone countertops, underhung sink, gas cooktop and a breakfast bar. It opens to the dining room (with access to the rear deck and BBQ area) and then to a spacious living room. Thick ¾" oak hardwood floors flow down the hall to the master bedroom (with 2 piece en suite!) and the two additional upstairs bedrooms. A pristine 4-piece main bathroom completes the floor.

At the rear of the home is the mud room addition. A rarity in this neighborhood it has in-floor heat (virtually eliminates puddling!) and ample and practical storage for all your coats, shoes and boots.

Continuing down the stairs the fully developed lower level features plush carpeting and warm and welcoming lighting. The bedroom (currently set up as a music room) has custom built-in shelving and Murphy bed. The den



also boasts custom shelving and a Murphy bed with a built-in desk and shares a two-sided gas fireplace with the theatre room! That space has been soundproofed and includes integral speakers and a raised carpeted platform for unobstructed screen viewing for all. There is a generously sized mechanical room, flex room and another 4 piece bathroom on this level as well.

The vinyl fenced and landscaped backyard is private and quiet with access to the insulated and heated oversized double-car garage and the back lane.

Many improvements have been made to this home including insulation, windows, furnace, hot water tank, water softener, central vacuum system, gas line for patio heater/BBQ, lighting and more! The steel I-beam that spans the main floor was reinforced and the ductwork, plumbing and electrical were added for a future second story. Blueprints are available to be included and modified for a future expansion.

The home is located in a prime location near schools, U of C, shopping, the Brentwood LRT station, and transit with easy access to Crowchild Trail, Stoney Trail, and John Laurie Boulevard. Book your showing today!

Built in 1962

Essential Information

MLS® #	A2111124
Price	\$775,000
Sold Price	\$820,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,214
Acres	0.11
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3416 Boulton Road Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L1M6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Double Sided, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle

Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 1st, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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