

\$1,920,000 - 3332 Barrett Place Nw, Calgary

MLS® #A2113306

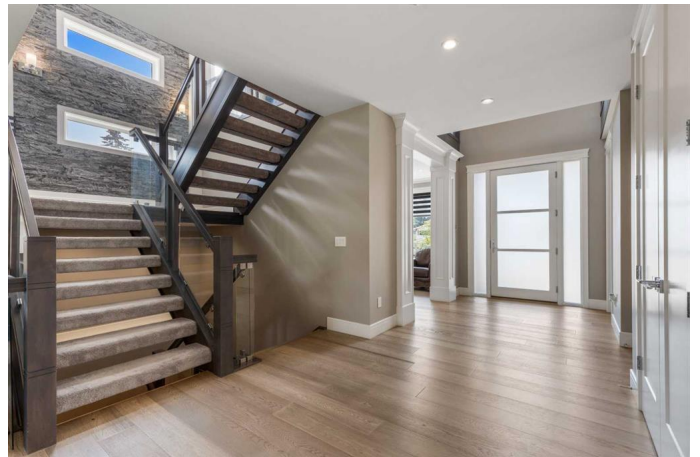
\$1,920,000

5 Bedroom, 6.00 Bathroom, 3,912 sqft

Residential on 0.16 Acres

Brentwood, Calgary, Alberta

Welcome to this meticulously crafted two-storey home, nestled in the highly sought after community of Brentwood. Conveniently located walking distance to all levels of schools, short commute to UofC, shopping complex, and Nose Hill Park, and easy access to major roads, this residence offers both convenience and prestige. The exterior showcases extra wide metal clad windows, a blend of stone, acrylic stucco, and cedar, enhancing curb appeal and setting the tone for the elegance within. The main floor features an open-concept layout, 9' flat ceilings, and engineered hardwood flooring. A versatile office (potential bedroom) and a formal living/dining area create a welcoming entrance. The gourmet kitchen is equipped with built-in Jenn-Air appliances, double-thickness quartz countertops, and a large island, seamlessly connecting to the dining area and the family room with a linear gas fireplace. Glass sliding door lead to a covered patio deck for an enhanced indoor-outdoor living experience. Completing the main floor is a convenient spice kitchen, a well-appointed mudroom, and a powder room. The open-riser staircase leads to a well laid-out upper level, showcasing a bright bonus room and four bedrooms. The first master bedroom features a stone accent wall with a dual-sided gas fireplace, spacious walk-in closet, vaulted ceiling, and a luxurious ensuite with in-floor heat, a standalone tub, dual vanity, and a shower with handheld, rain,



and body sprays. The second master bedroom offers vaulted ceiling, walk-in closet and a luxurious ensuite with in-floor heat, a air jetted tub, dual vanity, and a shower with handheld, rain, and body sprays. Two additional bedrooms, each with their own full bath and walk-in closets, a convenient laundry room, and a common balcony complete the upper level.

The fully developed basement with in-slab heating is an entertainment haven with a rec room, a well-equipped bar, a workout area, a media room, a bedroom, and a bathroom with a steam shower and dual vanity. Throughout the home, appreciate the 9' ceilings, elegant lighting fixtures, ample storage, intricate woodwork, built-in speakers, central vacuum, security system, motorized custom blinds on large windows, and the comfort of central air conditioning. The home is equipped with a boiler system, stainless steel hot water tank, 200 AMP electrical service, screw-less electrical cover plates, elegant LED lighting, cedar soffits, full-height stone exterior, an extra-deep exposed concrete driveway, massive metal-clad windows, and an oversized double attached heated garage with a sink and gas line in one corner. This all-inclusive home is a must-see, where every detail comes together to create a truly exceptional living experience.

Built in 2016

Essential Information

MLS® #	A2113306
Price	\$1,920,000
Sold Price	\$1,820,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1

Square Footage	3,912
Acres	0.16
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3332 Barrett Place Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1W6

Amenities

Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Steam Room, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, See Remarks, Washer, Water Softener
Heating	Central, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Masonry, See Through, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Playground, Private Yard
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Lot Description	Back Yard, City Lot, Cul-De-Sac, Landscaped, Street Lighting, Rectangular Lot, Treed, Views
Roof	Flat Torch Membrane, Asphalt Shingle
Construction	Manufactured Floor Joist, See Remarks, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	June 9th, 2024
Days on Market	93
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Creekside Realty
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