

\$1,845,000 - 5263 Bannerman Drive Nw, Calgary

MLS® #A2134436

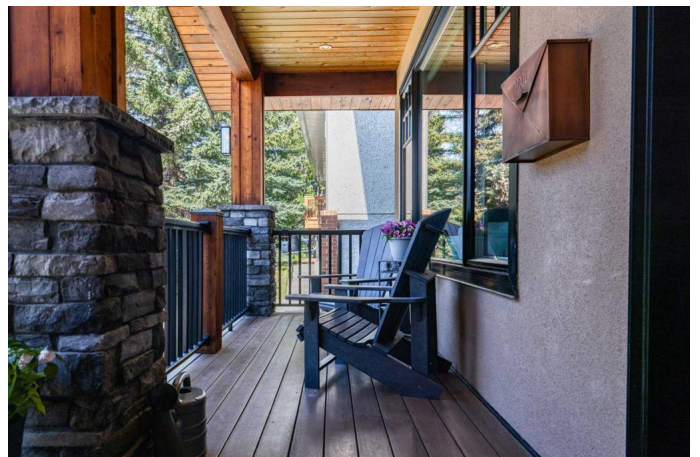
\$1,845,000

4 Bedroom, 4.00 Bathroom, 3,709 sqft

Residential on 0.17 Acres

Brentwood, Calgary, Alberta

Beautiful, contemporary family home on the highly sought-after Bannerman Drive, extensively renovated in 2020, and on an impressive 7430+ sq ft lot. This 4 Bedroom, 3.5 Bathroom house boasts over 4900 Sq ft of living space & is an entertainers dream. Fabulous "curb appeal" that warmly welcomes you with it's stucco/wood & stone exterior and lg front porch & gardens. As you step inside, be wowed by the stunning gas fireplace that stretches up to the high cathedral ceilings in the great room. This home is flooded with radiant natural light from its abundance of lg windows throughout. The open-plan concept design with classic connectivity is perfect for today's family living. Sophisticated modern design & colors with gorgeous wood floors, and Hunter Douglas window treatments throughout. The spacious dining area & built-in Servedy, connect seamlessly to the back of the home, to reveal a second charming Stone Gas FP w/ built in shelves, & sound system in the Family Rm & Air Conditioned. Chef inspired kitchen features a Lg quartz island with plenty of counter space and high-end stainless appliances including a Gas stove, Chimney style hood fan, and lots of storage, including a spacious pantry & coffee station. Meticulously designed to have the whole family effortlessly join in prep time & coming together for meals. Great sight lines to the backyard from the kitchen, family room & breakfast nook to watch your kids play out back. French glass doors open to a private, covered deck with large



BBQ area & space to eat "al fresco". 2 pc powder room & fabulous mudroom complete the main level. Upstairs, unwind in your private oasis in the huge primary suite which features vaulted ceilings, extra windows & 2 walk-in closets. A 5 pc Ensuite (w/3 shower heads), heated floors including a lg soaker tub, large open walk-in shower, his/her sinks, & water closet. Youâ€™™ll never want to leave! 2 Lg bright bdrms, w/walk-in closets, and one with a special "secret hideout/play space" under the stairs. You will also find a large open area flex space, suitable for home office/study space/reading corner, and a 4pc main bath. The third level loft will enchant all, and can be a home office, or a magical playroom for the kids, the skyâ€™™s the limit! The basement boasts a family area, games section, workout station, the 4th large bedroom, 3pc bathroom, and 3 large storage rooms & crawl space. Lots of storage! Large heated double garage w/overhead loft. Beautiful professionally landscaped sunny backyard with plenty of outdoor space for family actives & entertaining. This prime location is walking distance to some great schools for all ages, Transit, & "Nose Hill" (natural environmental park, for bikers, hikers & runners & off lease), plus a park "around the corner". Just a short drive to U of C, SAIT, Foothills & Children's Hospitals. Northland & Market Malls & LRT are close by & w/easy access to DT. Pride of ownership is Evident. Truly an exceptional home. A rare find!

Built in 1965

Essential Information

MLS® #	A2134436
Price	\$1,845,000
Sold Price	\$1,800,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,709
Acres	0.17
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	5263 Bannerman Drive Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1W1

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Heated Garage, Oversized

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Other, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	July 12th, 2024
Days on Market	34
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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