

# \$925,000 - 88 Brown Crescent Nw, Calgary

MLS® #A2136072

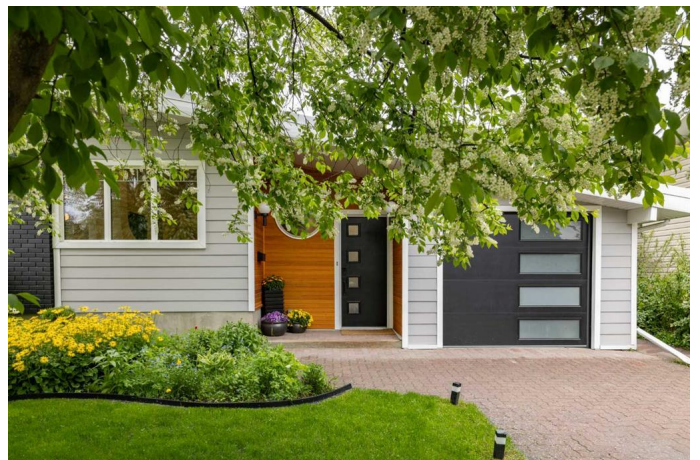
**\$925,000**

4 Bedroom, 3.00 Bathroom, 1,479 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Welcome to your dream home in the highly sought after Brentwood community. This remarkable, fully renovated 4 level split residence, located on a tranquil and private circle, boasts 2,489 square feet of exquisitely designed living space. With its west-facing rear yard, this gem is perfect for those who cherish privacy and sunshine. Step inside to experience the ultimate in modern living. This open-concept home has been meticulously renovated to the highest standards, showcasing impressive attention to detail throughout. The spacious, bright, and airy interior features four bedrooms and three stunning bathrooms. The vaulted ceilings in the living and dining rooms add an element of grandeur, while the expansive gourmet chef's kitchen, complete with an eating bar and professional-grade appliances, is a culinary enthusiast's dream. Custom wood-faced cabinets provide both beauty and functionality. The great room exudes warmth and charm with its Scandinavian styled wood burning fireplace, creating the perfect ambiance for cozy evenings. The expansive, bright dining area adjacent to the kitchen is ideal for entertaining. The primary suite offers a relaxing retreat with its luxurious 4-piece ensuite, while the roomy second bedroom enjoys a superb full bathroom. New wood flooring graces the top three levels, adding a touch of elegance to every step. The third level is bathed in natural light from massive windows and includes a spacious bedroom,



office, bathroom and laundry area. The lower level features plush carpeting in a great family room, a large bedroom, ample storage, and a mechanical room with additional storage space. The unique 5th level boasts a 10 x 16-foot concrete bunker, perfect for use as a wine cellar, root cellar, or a secret hiding spot for holiday gifts. This home's top tier renovations include a custom built high end kitchen, stainless appliances, engineered hardwood flooring, updated lighting, interior trim and doors, built-ins, new exterior siding, upgraded electrical panel, modern plumbing, tiling, a charming barn door, quartz countertops, and much more. Additional features include walk-up access to the rear yard's concrete patio, a water softener, reverse osmosis water treatment, alarm hardware, sump pump (2021 with extensive weeping tile), a high-efficiency furnace (2024), a new air conditioner (2022), and a stylish paving stone driveway. Located near all levels of schools, shopping, the library, Sportsplex, Brentwood LRT Station, the University of Calgary, and Nose Hill Park, this home offers quick access to numerous roadways. Brentwood is a vibrant community with a friendly neighborhood atmosphere. This extraordinary residence is an incredible value and ready for you to move in and enjoy. Don't miss out on the opportunity to make this stunning home yours!.

Built in 1962

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2136072  |
| Price      | \$925,000 |
| Sold Price | \$918,888 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |               |
|----------------|---------------|
| Square Footage | 1,479         |
| Acres          | 0.12          |
| Year Built     | 1962          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 88 Brown Crescent Nw |
| Subdivision | Brentwood            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2L 1N5              |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 3                                 |
| Parking        | Oversized, Single Garage Attached |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, No Smoking Home, Pantry, Quartz Counters                                              |
| Appliances        | Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Water Softener |
| Heating           | Forced Air                                                                                            |
| Cooling           | Central Air                                                                                           |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Wood Burning                                                                                          |
| Has Basement      | Yes                                                                                                   |
| Basement          | Finished, Full                                                                                        |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Lane, Landscaped           |
| Roof              | Rubber                          |
| Construction      | Brick, Composite Siding, Stucco |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 31st, 2024  |
| Date Sold      | June 14th, 2024 |
| Days on Market | 14              |
| Zoning         | R-C1            |
| HOA Fees       | 0.00            |

**Listing Details**

Listing Office            Royal LePage Benchmark

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