

5007 Brisebois Drive NW  
Calgary, Alberta

MLS # A2227783

\$850,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,052 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Private, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Stone Counters, Vaulted Ceiling(s)		

Inclusions: TV mount(s)

Welcome to 5007 Brisebois Drive NW, a solid brick bungalow on a mature lot with a southwest backyard in the award-winning Brentwood community. This 1,052 sq ft home blends mid-century character with thoughtful updates, offering durable construction and practical design. Ideal for both downsizers and families with older children, the layout offers flexibility with bedrooms and bathrooms on both levels. Downsizers will appreciate the manageable size, low-maintenance landscaping, and upgraded mechanicals, while families benefit from the separation of living spaces &mdash; giving kids and parents their own areas while maintaining open, shared spaces for time together. Inside, you'll find cedar vaulted ceilings, hand-scraped teak hardwood floors, a wood-burning fireplace with brick surround, and upgraded finishes including a gas range, gas dryer, and premium cabinet hardware. The lower level has been fully finished with quality workmanship, featuring a large family room, office (with space for a future bedroom), and an optional primary suite setup. Step outside to a custom-built cedar deck &mdash; ideal for relaxed gatherings &mdash; framed by established trees and low-maintenance landscaping. The large yard also offers mature raspberry bushes, saskatoon berries, a plum tree, and a crab apple tree &mdash; perfect for those who enjoy a bit of homegrown bounty. Additional highlights include a double detached garage (fully insulated; heat ready!), strong mechanical systems, and a comprehensive (to the studs) renovation completed 12 years ago. There is even AC and a hot tub (negotiable)! Exposed aggregate walkways complete the backyard space, and the electrical line was even buried for better deck enjoyment. Located minutes from downtown, Foothills Hospital, University of Calgary, parks, shopping, and schools, this property delivers enduring value in a

consistently top-ranked neighbourhood. The ideal location: walk to kindergarten through Grade 12 and enjoy a short bike ride to the University! This move-in ready home is ready for a new owner to love it for years to come! Call your favorite realtor today!