

\$1,399,999 - 3343 Barrett Place Nw, Calgary

MLS® #A2198705

\$1,399,999

5 Bedroom, 5.00 Bathroom, 2,717 sqft
Residential on 0.27 Acres

Brentwood, Calgary, Alberta

~SITUATED ON .27 ACRES THIS IS UNQUESTIONABLY ONE OF THE MOST EXPANSIVE LOTS IN BRENTWOOD~ Nestled in a quiet cul-de-sac in sought after Brentwood Heights, this extensively renovated 5 bedroom/5 bathroom home boasts over 3200 SQ FT of living on a sprawling pie lot with no rear neighbors. Transformed inside and out, this well appointed property has been elevated to new heights over the last 10 years (2014 & 2023) to name most; new kitchen, new bathrooms & bedrooms (additions), flooring, lighting , doors/casings/baseboards, roof, windows, electrical, plumbing, hardy board exterior, creation of a triple car garage, mudroom & swim spa room, expansion of front entry. The main floor was thoughtfully redesigned for integrated living- the seamless connection of the kitchen, dining and living areas perfectly lends to everyday enjoyment and entertaining family & friends. The chef-inspired kitchen has endless counter space and creative cabinetry with a convenient corner pantry. The spacious dining area can comfortably host seating for 12 plus any additional furniture accompaniments. Youâ€™ll love the sun-drenched great room highlighted by a cozy gas fireplace and an inviting bay window ideal for a reading or plant enthusiasts. Youâ€™ll be impressed with the vaulted living room accentuated with endless windows looking out to the infinite backyard. RARE FEATURE: this home has 4 generous bedrooms complete with custom closets, and 3



full bathrooms ALL on the main floor. The lower level has a 5TH bedroom that could easily be used as a home office, gym or hobby room. The lower family room offers additional space for enjoying time with friends and family.

Youâ€™ll appreciate the 2 PC bathroom on the lower level and the OVERSIZED mudroom & laundry off the garage. The TRIPLE ATTACHED GARAGE(tandem)offers parking for 3 vehicles plus additional storage options.

UNIQUE FEATURE: self contained indoor SwimSpa for year round enjoyment - swim, run, relax all while looking onto the backyard.

Adding to this propertyâ€™s remarkable features is itâ€™s unparalleled LOCATION offering the convenience of ; schools for all ages within walking distance including Dr EW Coffin, Simon Fraser, & Sir Winston Churchill, 5 minutes to Foothills Hospital & U of C, walking distance to Northland Mall & 5 minutes to Market Mall, easy access to major routes (John Laurie, crowchild, Deerfoot, Stoney Trail), convenient access to the LRT and transit, a quick commute to downtown or mountain escape and minutes to Nosehill Park. Brentwood is distinctly family friendly and consistently one of Calgaryâ€™s TOP COMMUNITYâ€™S. PRIDE OF OWNERSHIP is evident throughout - this property is truly remarkable and the perfect place to call home! **REALTORS PLEASE SEE SUPPLEMENTS & READ PRIVATE COMMENTS FOR A DETAILED LIST OF UPDATES**

Built in 1965

Essential Information

MLS® #	A2198705
Price	\$1,399,999
Bedrooms	5
Bathrooms	5.00

Full Baths	3
Half Baths	2
Square Footage	2,717
Acres	0.27
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	3343 Barrett Place Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1W5

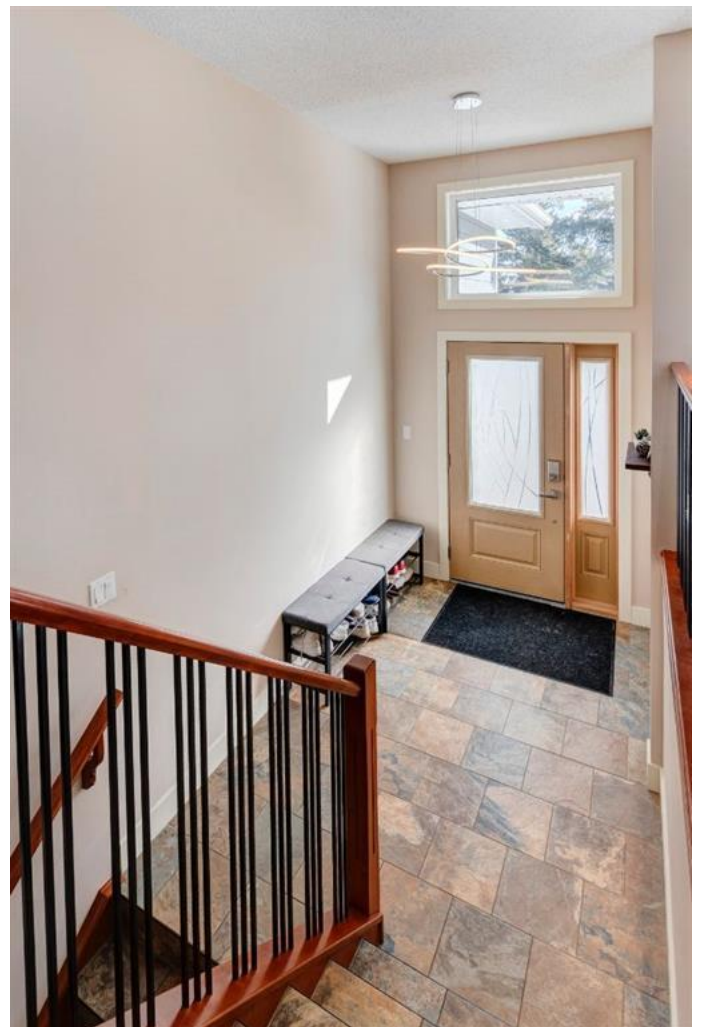
Amenities

Parking Spaces	5
Parking	Tandem, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Recessed Lighting
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Mixed, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior



Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
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