

3415 Benton Drive NW Calgary, Alberta

MLS # A2328713

\$719,900



Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,284 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Oversized, RV Access		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Private, See Remarks, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Separate Entrance, Storage		

Inclusions: N/A

Amazing opportunity to own in the highly sought-after community of Brentwood! Ideally situated on a tree-lined street, this beautifully maintained, fully finished bungalow offers over 2,300 sq. ft. of developed living space and an unbeatable location just minutes from schools, the University of Calgary, Brentwood C-Train Station, downtown, shopping, parks, and all major amenities. From the moment you arrive, you'll appreciate the excellent curb appeal, oversized front driveway, and attached single garage. Inside, the home features a bright, functional floor plan with newly refinished gleaming hardwood floors, fresh paint, and large windows that fill the home with natural light. The spacious kitchen offers timeless oak cabinetry, stainless steel appliances, and plenty of workspace, while the adjoining dining and living areas create an ideal setting for both everyday living and entertaining. The main level is complete with three generous bedrooms, including a spacious primary bedroom with a private 2-piece ensuite, as well as a beautifully updated full bathroom. A separate side entrance provides excellent convenience and offers future potential to the lower level. The fully finished lower level features a huge family and games room, a fourth bedroom, a den/office, a hobby or storage room, and an abundance of additional living space for a growing family. Step outside to enjoy the large, private backyard, perfect for relaxing, gardening, or entertaining. Combining an exceptional location, outstanding layout, and pride of ownership throughout, this move-in-ready home is a rare opportunity in one of Calgary's most desirable communities. Hot water tank replaced in 2022, Furnace in 2012 with new motor in 2018. This is truly a must-see!