



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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5212 33 Street NW
Calgary, Alberta

MLS # A2247229



\$879,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		
Inclusions:	N/A		

Welcome to this well-maintained custom-built 5-bedroom, 2.5-bathroom family home in the highly sought-after community of Brentwood, known for its top-rated schools, convenient amenities, and unbeatable location. With almost 2,700 sq ft of living space, this detached home is perfect for growing families, investors, or those seeking a multigenerational living setup. Step inside to find a bright and functional layout complemented by newer appliances, a furnace, and a hot water tank—all providing peace of mind and efficiency. The roof was replaced in 2021, and many windows updated in 2019, ensuring major updates are already taken care of. The home features a manicured yard and large patio of the kitchen, perfect for enjoying warm afternoons or hosting gatherings, along with the rare bonus of two garages (double detached and single attached), a driveway and a gated pad for and RV —ample room for vehicles, storage, or a workshop. Fully Developed Basement with illegal Suite that offers flexibility and potential for rental income, guest accommodation, or private space for extended family. Basement features a large living area with a decorative wall made out of real slate rocks brought in from Banff at time of house construction!! This rare gem won't last long—whether you're looking for a spacious family home, an investment property, or a flexible living arrangement, this is your opportunity to own in one of Calgary's most desirable neighborhoods! Opportunities like this don't come up often—book your showing today!