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**Calgary/Brentwood**

**3406 BRETON CL NW**

**\$599,900**

Detached

- Style:** Bungalow
- Bedrooms:** Above: 3 / Ttl: 4
- Bathrooms:** Full: 2 / Half: 1
- Rooms Above:** 9
- Floor Area:** 145 SqM / 1,560 SF
- Year Built:** 1971
- Taxes:** \$2,664 / 2012
- Possession:** 06/03/2013



Great location in Brentwood Heights close to schools, Nose hill Park & bike paths. This large 1560 sq ft bungalow is located in a quiet street with many upgrades including Windows, shingles, eavestrough, fascia & soffits. Kitchen and bathroom was upgraded in the last six years. Open concept kitchen with breakfast bar, lots of cabinets, direct access to bright sunroom, overlooking a beautiful landscaped south backyard which offers fish pond, brick patio, vegetable garden apple and pear trees. Main floor offers three bedrooms 2pc ensuite, large living rm with wood burning fireplace. Fully developed basement with a family rm 3pc bath, bedroom a double heated attached garage



- Goods Included:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Opener-2 Control, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer
- Features:** Greenhouse, No Animal Home, No Smoking Home, Patio, Sunroom, Workshop
- Parking:** Enclosed: 2 Total: 4 Double Garage Attached
- Amenities:** See Remarks, Workshop

