

**5243 Barron Drive NW  
Calgary, Alberta****MLS # A2216032****\$949,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, See Remarks, Soaking Tub		

**Inclusions:** NA

**\*\*Open House 2-4pm Saturday May 10\*\*** Inspired by the Rocky Mountains, this beautifully renovated Canmore-themed home blends warmth, sophistication, and luxurious comfort. With one of the most panoramic and private views in Brentwood, this residence offers striking curb appeal, showcasing a rich stone and wood exterior that evokes the feeling of a luxury mountain retreat—right in the city. Step through the solid core front door into an expansive, open-concept layout featuring 2,700 sq ft of meticulously finished living space with in floor heating. Site-finished maple hardwood flows through the spacious living and dining areas, anchored by a raised stone-faced gas fireplace, custom built-ins, and elegant French doors that open to a private rear deck with panoramic city vistas. At the heart of the home is a chef's kitchen, complete with granite countertops, a large centre island with raised breakfast bar, professional grade stainless steel appliances, and custom maple-stained cabinetry. Perfect for gatherings, this bright and airy main level connects seamlessly to the outdoor space—designed to take full advantage of the remarkable setting. Down the hall, you'll find three generously sized bedrooms and a well-appointed 4-piece bathroom with a fully extended vanity and ample storage. The primary retreat is a peaceful sanctuary, featuring an arched entry into a spa-inspired ensuite with travertine tile, dual sinks, a deep soaker tub, body spray shower, and French doors leading to a private deck with those sweeping panoramic views. The fully developed walkout lower level also has heated flooring throughout, including a spacious recreation room, hobby area, a fourth bedroom, a full bathroom with a luxurious steam shower, and a functional mudroom with direct access to the backyard. The beautifully landscaped rear yard offers plenty

of space for children and pets to play. Extensively remodelled, this home also includes a heated garage. Ideally located close to parks, top-rated schools, shopping, dining, and with quick access to all city quadrants—this property combines mountain-inspired elegance with one of Brentwood’s most stunning outlooks.