

**68 Butler Crescent NW
Calgary, Alberta****MLS # A2227501****\$768,888**

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping		

Heating: High Efficiency, Forced Air, Humidity Control, Natural Gas**Water:** -**Floors:** Carpet, Ceramic Tile, Hardwood, Linoleum**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Finished, Full**LLD:** -**Exterior:** Stucco, Vinyl Siding**Zoning:** R-CG**Foundation:** Poured Concrete**Utilities:** -**Features:** Bar, Ceiling Fan(s), No Smoking Home, Soaking Tub**Inclusions:** N/A

OPEN HOUSE SUNDAY JUNE 15, 2025 from 130-330 PM. Welcome to this exceptional bungalow offering over 2,100 square feet of total living space, perfectly situated in the highly desirable community of Brentwood. The main floor showcases a bright and spacious living room with oversized windows that fill the space with natural light. Adjacent to the living room is a formal dining area; ideal for family gatherings and entertaining. The updated kitchen features a cozy breakfast nook, a convenient pantry, and a functional layout that's perfect for daily living. The front entry is both welcoming and practical, with durable tile flooring and a generous front closet. Throughout the main floor, you'll find a tasteful combination of newer tile, high end-linoleum, and beautifully refinished oak hardwood flooring. The neutral décor enhances the home's light-filled, airy feel. Three well-proportioned bedrooms and a fully renovated four-piece bathroom round out the main level. The bathroom is finished with a relaxing soaker tub and timeless subway tile for a clean modern look. Some other updates include , interior paint, baseboards, high efficiency furnace with drip humidifier, 50 gallon hot water tank, shingles, maximum roof vents, vinyl siding, painted stucco, eave troughs, soffit and downspouts, metal capped exterior windows, most electrical breakers, switches, plugs and light fixtures. The fully developed lower level offers even more living space, featuring a massive family room, games room, retro bar and stools; perfect for hosting or unwinding. An updated three-piece bathroom includes a spacious shower with sliding glass doors and an oversized showerhead. The fourth bedroom is currently used as a home office, offering flexibility to suit your lifestyle. Additional highlights include a large laundry room with a freezer and a separate, enclosed storage area for added

convenience. The exterior of the home is equally appealing. Located on a quiet crescent lined with mature fifty-foot elm trees, the property features 6-foot privacy hedges in the front yard, creating a peaceful and secluded setting. The west-facing back yard is an entertainer's dream, complete with large deck, gas-line for your barbeque, and a 20 x 22" insulated double garage with gas line. This RC-G zoned property also presents an excellent redevelopment opportunity. Enjoy walking-distance access to all levels of schools-including the University of Calgary-along with the LRT, bus loop, public library, swimming pools, shopping centers, and the serene pathways of Nose Hill Park. This is a rare opportunity to own a beautifully updated home on a prime lot in one of Calgary's most coveted neighborhoods.