

3411 Boulton Road NW
Calgary, Alberta

MLS # A2178173



\$670,000

Division:	Brentwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,140 sq.ft.	Age:	1962 (62 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: Shed in Backyard, fire pit in the backyard, Garden Box

Traditional 4-Level Split with open vaulted Ceiling, Large Living Room Window with Upper Transom Windows and Large Kitchen Window, in a Tranquil Neighborhood. Discover this beautiful 4-level split home, nestled in a peaceful and quiet neighborhood. The main floor features a bright, spacious kitchen, dining area, and a welcoming living room flooding the space with natural light. Traditional solid hardwood oak floor in the living room, dining room, stairs, hall and 3 bedrooms. On the upper level, you'll find the primary bedroom with a large south exposure window and its own private 2-piece ensuite. Two additional bedrooms and a full 4-piece bathroom conveniently located in the hallway. The third level below grade offers a generous family room perfect for cozy gatherings, an extra bedroom, and a sizable laundry room. The 4th level below grade includes a hobby room and a substantial storage area, providing abundant space to organize and store belongings. The outdoor space is equally impressive, with a spacious backyard that includes a cozy fire pit, a custom-built shed, and a double garage designed to accommodate even the longest trucks. This remarkable home truly has it all—spacious interiors, thoughtful design, and an unbeatable location in a family-friendly community with all the amenities you need just moments away.