

3411 Boulton Road NW  
Calgary, Alberta

MLS # A2178173



## \$670,000

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.