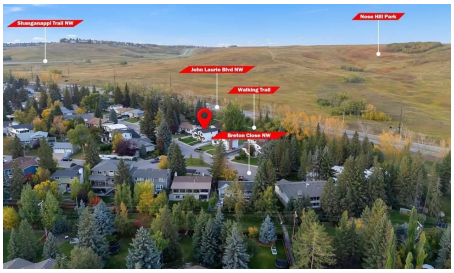
3375 Breton Close NW

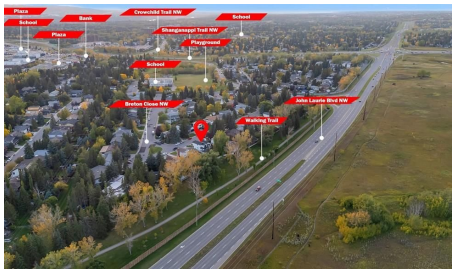
Calgary | Active | MLS® A2347714

$1,199,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1972**	**1,996.59 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

NEARLY 8,000 SQ. FT. LOT | VAULTED CEILINGS | PRIVATE BACKYARD OASIS | THEATRE ROOM | OVERSIZED DOUBLE GARAGE + WORKSHOP | 3 BEDROOMS + OFFICE | 3.5 BATHROOMS | BACKING ONTO GREEN SPACE

Welcome to an exceptional residence in the heart of Brentwood, one of Calgary's most established and highly sought-after communities. Offering a refined blend of modern design, warmth, and functionality, this beautifully finished home sits on an impressive nearly 8,000 sq. ft. lot and backs onto green space.

From the moment you enter, the home feels bright, spacious, and thoughtfully designed. A private front office with custom built-ins creates the perfect work-from-home space, study, or additional guest room.

The main living area makes an immediate impression with soaring vaulted ceilings, expansive windows, and a striking feature fireplace. The chef-inspired kitchen is equally impressive, featuring premium built-in appliances, a gas cooktop, pot filler, custom cabinetry, and elegant finishes throughout. A bright breakfast nook sits just off the kitchen, while the nearby formal dining area offers additional flexibility for entertaining or family living.

A functional mudroom with generous storage, spacious laundry room, and beautifully finished three-piece bathroom complete this level.

Upstairs, the primary retreat features a walk-in closet and stylish private ensuite. Two additional generously sized bedrooms and another beautifully appointed three-piece bathroom complete the upper floor.

The lower level was designed with entertaining in mind, offering a large recreation area, kitchenette/bar, dedicated theatre room, and convenient two-piece bathroom.

Outside, the backyard is truly one of the standout features of the property. Designed to feel like a private grand oasis, the expansive yard offers incredible space for outdoor dining, entertaining, lounging, gardening, or creating your own resort-inspired retreat. Backing directly onto green space adds privacy and a peaceful setting that is difficult to find in the inner city.

An oversized double garage with workshop space and a large driveway provide excellent storage and additional parking.

Located minutes from top-rated schools, parks, shopping, restaurants, transit, the University of Calgary, Foothills Medical Centre, Market Mall, Nose Hill Park, and major roadways, this Brentwood home offers a rare combination of space, design, privacy, and location.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2347714
Bedrooms	4
Bathrooms	4
Year Built	1972
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	1,996.59 sq. ft.
Acreage:	No
Lot Area:	7,943 sq. ft.
Lot Frontage:	60'1¼"
Front Exposure:	Southwest
Levels:	4 Level Split
Total Rooms Above Grade:	8
Year built:	1972 (Age: 54)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	8018JK
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Composite Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Additional Parking, Double Garage Detached, Driveway, Workshop in Garage
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Brentwood
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Breakfast Nook · 13'4" × 12' ·

Main Floor	Dining Room · 12'11" × 12'5" ·
Main Floor	Foyer · 8'6" × 8' ·
Main Floor	Kitchen · 15'1" × 9'6" ·
Main Floor	Laundry · 6'9" × 4'11" ·
Main Floor	Living Room · 22'9" × 15'11" ·
Main Floor	Mud Room · 12'7" × 7'6" ·
Main Floor	Office · 13'7" × 9'5" ·
2nd Floor	Bedroom · 12'3" × 8'11" ·
2nd Floor	Bedroom · 10'5" × 9'1" ·
2nd Floor	Bedroom - Primary · 15' × 12'7" ·
Basement	Bonus Room · 19'5" × 12'8" ·
Basement	Bedroom · 14'7" × 11'9" ·
Basement	Storage · 25'6" × 18'5" ·
Basement	Furnace/Utility Room · 9'7" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Courtyard, Private Entrance, Private Yard, Rain Gutters, Storage
Patio And Porch Features:	Porch
Lot Features:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Lawn, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW

Zoning:	R-CG
Listed Date:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3375-breton-close-nw-calgary-a2347714/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.