

# \$2,300,000 - 5448 Bannerman Drive Nw, Calgary

MLS® #A2229578

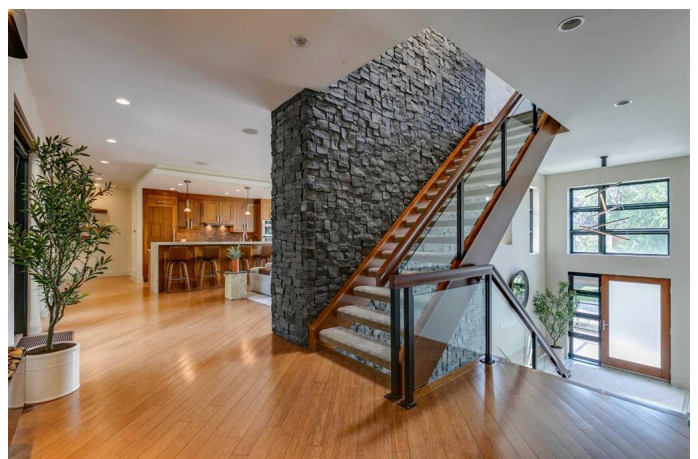
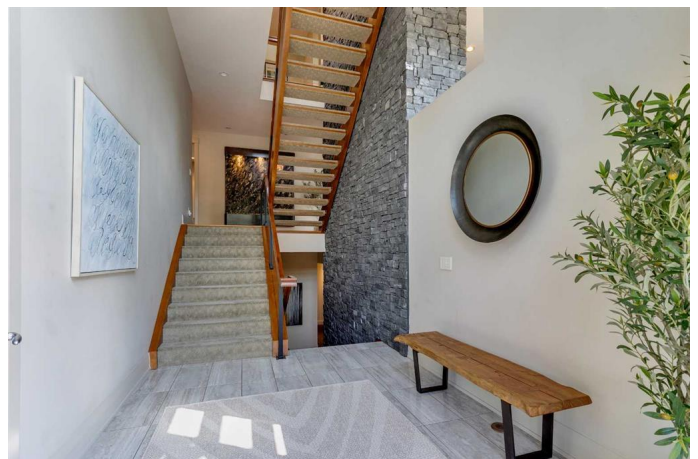
**\$2,300,000**

5 Bedroom, 4.00 Bathroom, 3,416 sqft

Residential on 0.23 Acres

Brentwood, Calgary, Alberta

**\*\*Open house Saturday June 14 from 2:30-4 pm\*\*.** Prestigious Bannerman Drive NW | Rare  $\frac{1}{4}$  Acre Lot | Luxurious Smart Home in Brentwood!! This contemporary two-story residence offers nearly 4,800 sq ft of refined living space on a rare and meticulously landscaped  $\frac{1}{4}$  acre lot. Tucked away in a quiet, established enclave, the home backs onto a greenway that directly connects to walking trails, dog parks, + Nose Hill Park – offering unmatched access to Calgary’s natural beauty. The spectacular backyard is a true urban oasis: completely private and surrounded by mature trees and lush perennials, it features integrated mood lighting, a multi-zone irrigation system, + a fully electrified work shed. Indoor/outdoor living is achieved through massive patio doors off the main floor that open directly to this inviting retreat. Inside, a dramatic 30-foot Rundle Stone wall anchors all three levels of the home. The main floor offers an open-concept layout, a chef-inspired kitchen with a granite-wrapped island, high-end appliances, a walk-in pantry (with stand-up freezer + ample shelving), + a cozy breakfast nook with large picture windows + access to the front balcony. A dedicated dining room is ideal for entertaining, + a spacious office + bright laundry room (with chute from upstairs) round out the main level. Upstairs, the luxurious primary retreat spans over 800 sq ft and features a private south-facing balcony, gas fireplace, deluxe ensuite with dual vanities,



soaker tub, steam shower with built-in bench and speakers, + a custom walk-in dressing room with walnut cabinetry + an additional clothes dryer. Two more generously sized bedrooms, a well-appointed family bath with excellent storage, a skylit flex space, + the laundry chute complete the upper level. The lower level is designed for comfort and entertainment with in-floor heating, a spacious games room, gas fireplace, wet bar, two additional bedrooms, a large bathroom with shower, + access to the climate-controlled triple garage, which includes a built-in engine hoist and an attached 120 sq ft bonus storage room. Additional features include: ELAN Smart Home system with built-in speakers throughout (including back patio), digitally controlled lighting, + Nest thermostats. Home security system with CCTV cameras, two-story front entry with indoor water feature, bamboo flooring throughout the home, central air conditioning. Located close to top-rated schools, U of C, Foothills & Children’s Hospitals, and major traffic arteries. The neighborhood is also in the process of enacting restrictive covenants to preserve single-family zoning and prevent multi-family developments, ensuring long-term community integrity. This is a rare opportunity to own a one-of-a-kind estate home on one of Brentwood’s most iconic streets.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229578    |
| Price          | \$2,300,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,416       |

|            |             |
|------------|-------------|
| Acres      | 0.23        |
| Year Built | 2010        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5448 Bannerman Drive Nw |
| Subdivision | Brentwood               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2L 1W2                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)    |
| Appliances        | Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                          |
| # of Fireplaces   | 3                                                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                               |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |

|              |                           |
|--------------|---------------------------|
| Construction | Cedar, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 3               |
| Zoning         | R-CG            |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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