

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

MLS® #A2229578

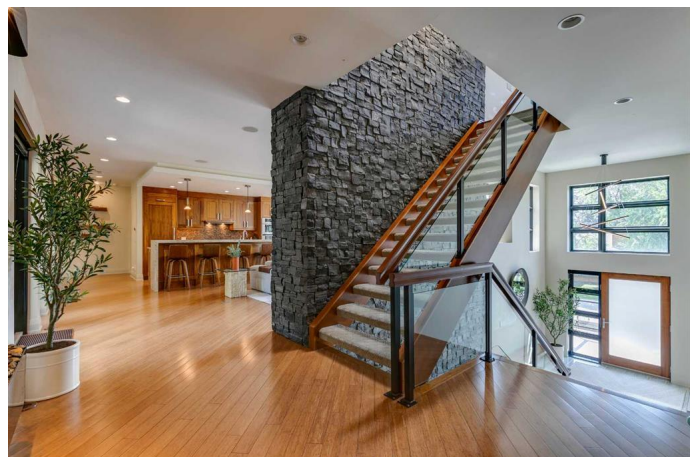
**\$2,300,000**

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 & Childrenâ€™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 Brentwoodâ€™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	9
Zoning	R-CG

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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