

\$2,249,900 - 5448 Bannerman Drive Nw, Calgary

MLS® #A2229578

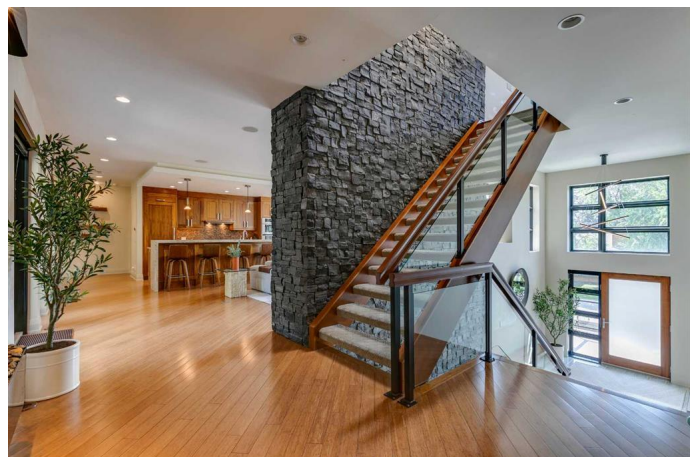
\$2,249,900

5 Bedroom, 4.00 Bathroom, 3,416 sqft

Residential on 0.23 Acres

Brentwood, Calgary, Alberta

Prestigious Bannerman Drive NW | Rare ¼ 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 ¼ 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 | \$2,249,900 |
| 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), Microwave, Range Hood, Washer, Window Coverings, Induction Cooktop |
| 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 63

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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