

# \$1,400,000 - 5447 Bannerman Drive Nw, Calgary

MLS® #A2221759

**\$1,400,000**

4 Bedroom, 4.00 Bathroom, 1,728 sqft

Residential on 0.26 Acres

Brentwood, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY MAY 17th**

12:00pm - 4:00pm\*\* Welcome to this one of a kind home, an exceptional custom-designed modern three-level split, ideally situated on an expansive 0.26 ac lot in the heart of Brentwood — one of Calgary's most established and family-friendly communities. Located minutes from high ranking schools, playgrounds, the University of Calgary, Brentwood Village and LRT access, this home delivers plenty of space and a lifestyle tailored to keep families connected and active. Offering over 2,800 sqft of upscale living space without a single detail being missed, this 4-bedroom, 3.5-bath home was thoughtfully crafted for growing families who value both sophistication and function. You'll notice the designer finishes in everything from plumbing features to glass and stainless steel railings. You'll enjoy the warmth of wide plank hardwood floors, elegant gas fireplaces, vaulted ceilings throughout and dual-zone in-floor heating that keeps every corner cozy year-round. The gourmet kitchen features a premium 6-piece Thermador appliance package, ideal for everyday meals or entertaining in style. The 13-ft high walkout basement is a true showstopper, complete with a wet bar and seamless access to a massive 600 sqft enclosed patio with a TV mount above the outdoor gas fireplace. Perfect for family gatherings and entertainment in any season. A fully powered and heated outbuilding adds flexible space for a gym,



studio, workshop, or a craft room. The oversized double garage with extra-high ceilings offers storage to spare or the dream garage with a car lift. Thoughtful upgrades including a new roof (2024) and a two-tier deck surrounded by professionally landscaped grounds with mature trees that make this home complete. Homes of this caliber and location rarely come to market often. Book your private tour today and discover what makes this Brentwood gem truly unforgettable.

Built in 2016

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2221759      |
| Price          | \$1,400,000   |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,728         |
| Acres          | 0.26          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 5447 Bannerman Drive Nw |
| Subdivision | Brentwood               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2L 1W1                 |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Oversized, See Remarks |

# of Garages 2

## Interior

Interior Features Bar, Double Vanity, High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Range Hood, Refrigerator, Washer  
Heating In Floor, Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 3  
Fireplaces Basement, Gas, Living Room, Sun Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Private Yard  
Lot Description Corner Lot, Few Trees  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed May 15th, 2025  
Days on Market 2  
Zoning R-CG

## Listing Details

Listing Office eXp Realty

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