

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

MLS® #A2229578

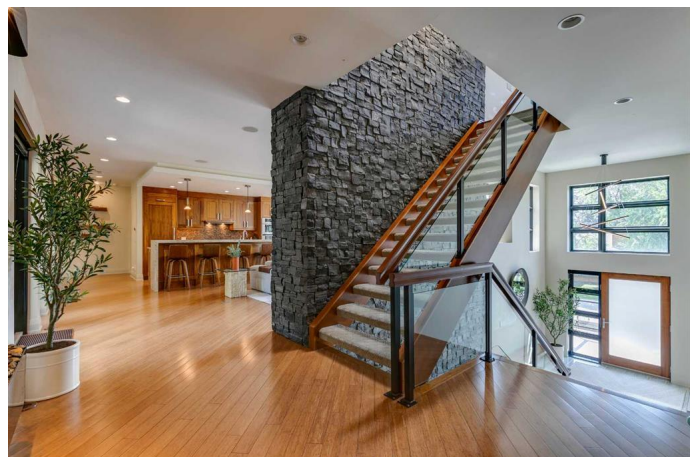
**\$2,249,900**

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            81

Zoning                        R-CG

### **Listing Details**

Listing Office               Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.