



172 Brabourne Road Calgary Alberta

\$738,500

Step into this extensively renovated residence nestled in the heart of Braeside, backing onto Braeside Park! As you enter, ascend the stairs and be welcomed by the bright main floor, where an inviting open-concept layout awaits. An expansive living space with a wood-burning fireplace offers ample space for relaxation and formal dining. Adjacent, is a new kitchen flooded with natural light, boasting stainless-steel appliances, a generous-sized island, quartz countertops, and the convenience of a pantry. Moving through the main floor you will find the primary bedroom, complete with its own 2-piece ensuite bathroom. Complementing this floor are two additional bedrooms and a well-appointed guest 5-piece bathroom, ensuring comfort and convenience for all. Descend to the lower level, where three additional bedrooms await, offering versatile options for guest accommodations, children's bedrooms, or a home office space. Here, a family room awaits, with a second wood-burning fireplace offering ample room for recreation, fitness, or a playroom. Use the convenient basement door to gain access to the backyard. Here a double-tiered deck on the expansive pie-shaped corner lot provides a fantastic space for gatherings. Updates to note, all new windows in 2023, new cedar fence in the backyard, newly stained deck (2024). With playgrounds, walking paths and an abundance of green space just steps away, this property is in the perfect location. Don't miss the opportunity to see this incredible Braeside home. (id:6769)

- Bedroom 9.33 Ft x 10.83 Ft
- Bedroom 8.58 Ft x 10.25 Ft
- Bedroom 9.17 Ft x 9.58 Ft
- Family room 12.75 Ft x 14.00 Ft
- Bonus Room 10.67 Ft x 11.17 Ft
- Laundry room 7.50 Ft x 10.50 Ft
- 3pc Bathroom 4.67 Ft x 10.75 Ft
- Other 3.84 Ft x 6.58 Ft

- Kitchen 11.50 Ft x 13.00 Ft
- Dining room 8.75 Ft x 11.50 Ft
- Living room 14.75 Ft x 15.50 Ft
- Primary Bedroom 11.25 Ft x 11.42 Ft
- Bedroom 9.42 Ft x 10.83 Ft
- Bedroom 9.42 Ft x 9.83 Ft
- 4pc Bathroom 6.75 Ft x 7.17 Ft
- 2pc Bathroom 4.00 Ft x 7.17 Ft

Listing Presented By:



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