



## 310 BROOKMERE Road Calgary Alberta

\$409,900

WELCOME to this 2 Storey Townhouse that has 1157.55 Sq Ft of Developed Space + another 571.99 Sq Ft of Partially Finished Basement, 3 Bedrooms, 1 1/2 Bathrooms w/NEW Vanities (incl 4 pc), a 30'0" X 3'5" TANDEM PARKING PAD, a 12'2" X 9'11" PATIO in the Community of BRAESIDE!!! The DRIVEWAY fits 2 full vehicles. The East Front yard, + porch is INVITING to sit outside ENJOYING your morning coffee. You will see the Vinyl Plank flooring, FRESH Paint, + NEUTRAL color tones throughout as you enter the Foyer along w/2 pc Bathroom. The Kitchen is the 'Heart of the Home' w/Pantry, 2-toned Cabinetry w/STORAGE, NEW Tiled Backsplash, White/SS Appliances incl/Large Refrigerator. It has a Hutch for storage, + room for a small table/chair against the BIG window allowing in NATURAL light. The Dining Room fits a table to gather around for those meals w/FAMILY, + FRIENDS sharing LAUGHTER, + making MEMORIES. The Living Room has a corner GAS Fireplace surrounded by a Barn Wood Feature Wall, + a Beautiful Mantle that gives this space a COZY, + RELAXING feel as you put your feet up after a long day. The Patio door leads out to the Backyard. The Upper Floor has a Wood Feature Wall, + the Primary Bedroom incl/HUGE window, + plenty of space for furniture. There is the 4 pc Bathroom, the 2nd Bedroom, + the 3rd Bedroom which are both Good-Sized (can be used as an OFFICE/DEN for those who work from HOME. In the Full Basement is the 16'3" X 9'5" Flex Room sans ceiling works for a Family Room for Movie/Game Nights or Hobby Room, + the Utility/Storage/Laundry Room w/newer H2O Tank, + an OE Furnace. The WEST-facing Backyard has a NEW FENCE w/Solar Lights for AMBIENCE for your own PRIVATE OASIS as you LOUNGE on the Patio to sit outside whether you gaze at the starry night or eat DINNER. There is a Garden area, + an area for your BBQ making it EASY to ENTERTAIN Guests. This HOME has ALL NEW WINDOW...

Primary Bedroom 14.83 Ft x 10.92 Ft

Bedroom 9.67 Ft x 8.42 Ft

Bedroom 11.08 Ft x 8.50 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Other 16.25 Ft x 9.42 Ft

Living room 17.17 Ft x 10.83 Ft

Kitchen 11.83 Ft x 10.42 Ft

Dining room 9.92 Ft x 7.33 Ft

Foyer 4.33 Ft x 4.08 Ft

2pc Bathroom 7.08 Ft x 3.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)

