



## 358 Brae Glen Road Calgary Alberta

\$449,900

Welcome to this beautiful 3-bedroom townhouse, perfectly situated in the friendly and convenient neighbourhood of Braeside. This move-in-ready home blends modern updates with functional design, offering a lifestyle of comfort and ease. From the moment you pull into the oversized single attached garage—with additional parking on the driveway—you'll appreciate the thoughtful updates and care that have gone into this property. The lower level features a versatile flex space ideal for a home office, playroom, or theatre room, along with a laundry area, storage, and mechanical room housing a high-efficiency furnace (2024) and hot water tank (2023). On the main level, the fully updated kitchen stands as the centrepiece of the home. With shaker-style cabinetry, granite countertops, and stainless-steel appliances (including a new dishwasher, stove, and microwave), this kitchen is both functional and elegant. Adjacent to the kitchen is a spacious dining area with vaulted ceilings. Off the dining area is your own backyard, encased with trees, greenery, patio, fully fenced and backing onto green space. Head up to the massive living room area featuring hardwood flooring, large windows that flood the space with natural light and enough space to host those large family dinners. Upstairs, the vaulted ceilings in all three bedrooms create a sense of openness and light. The primary bedroom is exceptionally large, featuring double closets and an updated 3-piece ensuite bathroom. Two additional generously sized bedrooms share a modernized 4-piece main bathroom. Off the bedrooms is a little bonus area, which is perfect for a home library, work station or flex space. The fresh neutral paint throughout the home create a cohesive and inviting aesthetic. Braeside is a cozy southwest Calgary community known for its natural beauty and convenient amenities. Enjoy proximity to Fish Creek Pa...

Dining room 12.17 Ft x 7.33 Ft

Living room 19.83 Ft x 13.42 Ft

Kitchen 13.17 Ft x 12.92 Ft

2pc Bathroom 5.75 Ft x 2.92 Ft

Primary Bedroom 19.83 Ft x 15.00 Ft

Bedroom 11.50 Ft x 9.92 Ft

3pc Bathroom 7.50 Ft x 4.50 Ft

4pc Bathroom 7.50 Ft x 6.67 Ft

Recreational, Games room 19.67 Ft x 12.50 Ft

Furnace 15.42 Ft x 6.58 Ft

Bedroom 12.17 Ft x 9.42 Ft

Listing Presented By:



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**Mirror**

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