



# 740 Bracewood Drive Calgary Alberta

\$385,000

\*\*\*Some photos have been virtually staged.\*\*\* Welcome to your new home in the heart of Braeside! Nestled in the charming Braemeadows condominium complex, this spacious 2-bedroom, 1-and-a-half bath townhouse offers a total of 1,498 square feet of comfortable living space, perfect for families and professionals alike. This turn-key property has been fully updated with brand new windows in 2024; a new furnace and hot water tank in 2021; new flooring throughout and refreshed bathrooms. As you step inside, you'll be greeted by a warm and inviting atmosphere, highlighted by a cozy wood-burning fireplace in the living room -- ideal for those chilly Calgary evenings. The main floor provides ample space for both relaxation and entertaining. Upstairs, you'll find two exceptionally large bedrooms, each providing a peaceful retreat and abundant natural light. The finished basement with wet-bar and refrigerator offers an abundance of additional living space, perfect for a home office or recreation room. Outside your front door, you will find a private, fully-fenced low-maintenance front yard with a patio and raised garden boxes, perfect for enjoying your morning coffee or hosting summer BBQs. In addition, this pet-friendly complex is perfect for animal lovers, offering plenty of nearby green spaces and walking paths. With its prime location in Braeside, you'll have easy access to shopping, schools, parks, and public transit, making it a convenient and desirable place to call home. Don't miss out on this fantastic opportunity to make this beautiful townhouse your new home! (id:6769)

Primary Bedroom 10.00 Ft x 15.75 Ft  
 Bedroom 10.83 Ft x 12.83 Ft  
 4pc Bathroom 5.00 Ft x 8.00 Ft  
 Recreational, Games room 10.08 Ft x 24.50 Ft  
 Furnace 6.42 Ft x 15.83 Ft

Other 6.17 Ft x 8.25 Ft  
 Living room 10.83 Ft x 17.50 Ft  
 Dining room 6.75 Ft x 8.00 Ft  
 Kitchen 7.83 Ft x 9.75 Ft  
 2pc Bathroom 4.17 Ft x 5.00 Ft

Listing Presented By:



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CIR Realty

<http://www.mckay-worth.com>



See

**Mirror**

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