



# 10232 Brookpark Boulevard Calgary Alberta

\$650,000

Welcome to this beautiful home nestled on a quiet, tree-lined street in the mature community of Braeside. This bright and spacious property has been lovingly cared for by the same owners for over 40 years, and it shows! With thoughtful updates and meticulous maintenance, this home is truly move-in-ready for your family. Situated on an oversized 55x115 lot, this home has an absolutely stunning backyard that is sure to impress! Imagine starting your day on the two-tiered deck, sipping your morning coffee while soaking in the beauty of your lush flower gardens. The expansive yard offers plenty of room for the kids to play, and it's perfect for hosting those epic backyard BBQs - there's space for everyone! This home also backs on to the Braeside pathway system - stay connected to friends and neighbours and have a safe place for kids to ride their bikes. Storage won't be an issue either, with a handy backyard shed and additional storage under the freshly stained deck. Parking is a breeze with a paved front driveway that accommodates 3 vehicles! If you wish, you could easily convert this space into a driveway for a detached garage. As you step inside this wonderful home, you'll be greeted by a bright and welcoming atmosphere. The home features 5 bedrooms and 3 bathrooms, perfect for accommodating a growing family or hosting guests. The bi-level design means the basement benefits from extra-large windows, creating a bright and spacious lower level! The home features many thoughtful updates, including newer oak flooring throughout the main level and a recently updated kitchen with crisp white cabinetry and sleek quartz countertops. All the windows have been updated, ensuring energy efficiency and comfort. The fence and deck have been recently stained, and there's a newer roof, eaves, and downspouts (2018), giving you peace of mind for years to come. For added peace of mind...

- Bedroom 9.42 Ft x 9.50 Ft
- Bedroom 13.25 Ft x 8.50 Ft
- Recreational, Games room 24.50 Ft x 16.00 Ft
- Storage 7.17 Ft x 6.50 Ft
- Furnace 11.17 Ft x 11.58 Ft
- 4pc Bathroom 7.33 Ft x 5.42 Ft

- Bedroom 11.50 Ft x 8.92 Ft
- Bedroom 11.50 Ft x 9.83 Ft
- Dining room 8.33 Ft x 8.17 Ft
- Foyer 3.92 Ft x 6.42 Ft
- Kitchen 10.75 Ft x 11.75 Ft
- Laundry room 4.92 Ft x 8.00 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Other 10.92 Ft x 9.00 Ft

3pc Bathroom 5.08 Ft x 7.42 Ft

4pc Bathroom 6.50 Ft x 7.33 Ft

Living room 23.58 Ft x 12.83 Ft

Primary Bedroom 11.92 Ft x 11.00 Ft