



## 10401 19 Street Calgary Alberta

\$500,000

**\*\*Open House Saturday June 14 - 1-3pm\*\*** Your new happy place has a dreamy kitchen and lifestyle to match! This bright and updated end-unit townhome in Braeside is designed for people who love to live, cook, and entertain! Let's start with the heart of the home: the kitchen. This is where the magic happens. A massive island perfect for wine nights, brunches, and baking marathons, plus a built-in oven, microwave, and range that will make every meal feel gourmet. Hosting is a breeze with a spacious dining area that flows onto a private, gated patio with green space behind. Just think BBQs (with a gas line!), al fresco dinners, and a safe spot for kids and pets to play. The cozy living room, complete with a stone fireplace with raw wood mantle, is your go-to spot for Netflix nights or curling up with a good book. A tucked away powder room rounds out the main floor for functionality and convenience. Upstairs, the large primary bedroom easily fits a king-sized bed and is just steps from the renovated main bathroom which features beautiful tilework and double sinks for that spa-like feel. There's also a spacious second bedroom and a bright, airy lofted office space (that could easily become a third bedroom if you need it!). The fully finished basement is a bonus zone with a large family room, a hobby room for your creative side, a full bathroom with a shower, and a laundry area. And let's not forget the rare double attached garage...a total game-changer for storage, parking, and keeping your gear organized. You'll also love the sunny south-facing front patio because it's perfect for morning coffee or afternoon chill sessions. All of this is tucked away in Braeside, a vibrant neighborhood where you can walk to schools, shops, transit, parks, and the Southland Leisure Centre... everything you need, right at your doorstep. This home is more than just a place to live -- it's...

Primary Bedroom 11.00 Ft x 14.00 Ft

Bedroom 9.08 Ft x 13.33 Ft

5pc Bathroom 4.92 Ft x 11.83 Ft

Bonus Room 8.08 Ft x 15.67 Ft

Family room 10.75 Ft x 15.17 Ft

3pc Bathroom 7.83 Ft x 11.75 Ft

Other 9.67 Ft x 12.08 Ft

Living room 12.58 Ft x 15.58 Ft

Dining room 9.00 Ft x 16.17 Ft

Kitchen 8.83 Ft x 12.75 Ft

2pc Bathroom 2.67 Ft x 5.00 Ft

Listing Presented By:



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**RE/MAX**

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