



11208 Braxton Road Calgary Alberta

\$549,990

****Charming Braeside Bungalow with Endless Potential**** Welcome to this well-loved home tucked away in family friendly neighborhood of Braeside SW. Perfect for first-time buyers, downsizers, or renovators, or build to new R-CG zoning. This property, with 75" frontage, offers a fantastic opportunity to create your dream space in a well-established neighborhood. With 2358 square feet of developed space on 2 levels, this home boasts 3 bedrooms and 1.5 bathrooms on the main floor, along with a fully finished basement featuring a spacious rec room, a 4th bedroom, 3 piece bath, a den, and ample storage. Owned by a senior, the home has been well maintained. Enjoy peace of mind with new furnace, and hot water tank. (2022). The pie-shaped lot provides a private, large backyard ideal for gardening, entertaining, or soaking up the sun. Carport with driveway for 2 cars, and lane access add extra convenience. The quiet location with greenspace(park across the street,) where children can play, offers a sense of community, with friendly neighbors and minimal traffic. Braeside is known for its family-friendly atmosphere, mature trees, and proximity to everything you need. You're steps from parks, schools, and walking paths, with quick access to shopping, including Glenmore Landing , and the Southland Leisure Centre, Glenmore Reservoir, and major roadways. This solid home is ready for a new chapter. Don't miss the opportunity to live in one of Calgary's most sought-after neighborhoods. (id:6769)

Bedroom 14.33 Ft x 11.67 Ft
Recreational, Games room 25.33 Ft x 12.58 Ft
Den 10.08 Ft x 7.25 Ft
3pc Bathroom 8.08 Ft x 6.67 Ft
Furnace 14.75 Ft x 10.33 Ft
Living room 16.50 Ft x 11.92 Ft
Kitchen 15.17 Ft x 11.33 Ft

Dining room 11.92 Ft x 9.17 Ft
Primary Bedroom 13.42 Ft x 11.50 Ft
Bedroom 9.92 Ft x 8.42 Ft
Bedroom 9.00 Ft x 11.75 Ft
4pc Bathroom 8.83 Ft x 4.92 Ft
2pc Bathroom 6.42 Ft x 4.42 Ft
Laundry room 18.17 Ft x 13.00 Ft

Listing Presented By:



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Royal LePage Benchmark

<https://mikebaboushkin.royallepage.ca/>

RE/MAX

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