



## 11407 Braniff Road Calgary Alberta

\$419,900

Fully cosmetic renovated Charming 3-Bedroom Home with Bonus Basement Room for Sale! Discover your new home in this delightful 3-bedroom property, perfectly complemented by a versatile basement room. Whether you're a first-time buyer or looking to downsize, this home offers a cozy and welcoming atmosphere in a desirable neighborhood. Three Bedrooms Spacious and filled with natural light, providing a serene retreat. Bonus Room in Basement is Ideal for a home office, guest room, or recreational space. Modern Kitchen is equipped with stainless steel brand new Samsung appliances, quartz counter top with ample storage, and a stylish design. 3 selectable colour temperature ceiling LED lights installed. Warm temperature recessed lights installed which can be controlled with smart wifi dimmers. Inviting Living Area is perfect for relaxing or entertaining, with large windows, electric fireplace and an open layout. Updated Bathroom is featuring contemporary fixtures and a clean, modern aesthetic. Outdoor Space is A charming backyard for gardening, barbecues, or enjoying the fresh air. Walking distance to two schools, parks, Community centre and public transportation. This home combines comfort, functionality, and style, making it an excellent choice for those seeking a blend of convenience and tranquility. Don't miss out on this unique opportunity! Schedule your viewing today and make this charming house your new home! (id:6769)

Laundry room 7.08 Ft x 8.50 Ft

Recreational, Games room 15.25 Ft x 15.92 Ft

Storage 10.00 Ft x 2.92 Ft

2pc Bathroom 3.08 Ft x 5.92 Ft

Dining room 11.75 Ft x 7.08 Ft

Kitchen 8.00 Ft x 8.00 Ft

Living room 18.92 Ft x 10.67 Ft

Storage 2.00 Ft x 2.42 Ft

4pc Bathroom 9.08 Ft x 5.00 Ft

Bedroom 8.42 Ft x 11.00 Ft

Bedroom 10.08 Ft x 11.00 Ft

Primary Bedroom 9.50 Ft x 14.92 Ft

Listing Presented By:



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

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