



## 328 Brae Glen Road Calgary Alberta

\$524,900

Exceptional townhouse in the fantastic neighborhood of Braeside. Easy access to Stoney Trail, minutes to Fish Creek Park, Glenmore Reservoir, Glenmore shops and services, walking distance to the community coffee shop, Southland Leisure Centre, schools and public transit. This home has numerous upgrades and has been lovingly cared for. Stunning kitchen with shaker style cabinets, granite counter tops and stainless-steel appliances. Private sunny South exposure yard with deck and backing onto a beautiful green space. The spacious and inviting living room features hardwood flooring and large windows for additional natural light. The upper level will not disappoint with vaulted ceilings, three bedrooms and 4 pce main bath. The primary bedroom is huge with double closets and 3 pce ensuite bath. The lower level offers storage, laundry and additional flex space. The single attached garage is large enough for a full-size truck. The furnace was replaced in December 2023, hot water tank replaced in 2021. All the windows and roof were upgraded. Plenty of guest parking. Don't miss your chance to own in this well-managed complex. (id:6769)

2pc Bathroom .00 Ft x .00 Ft  
 Dining room 11.75 Ft x 8.08 Ft  
 Kitchen 12.42 Ft x 11.83 Ft  
 Living room 19.25 Ft x 12.67 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 3pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 16.92 Ft x 12.17 Ft  
 Bedroom 8.92 Ft x 12.00 Ft  
 Bedroom 9.92 Ft x 9.58 Ft  
 Family room 19.50 Ft x 11.83 Ft  
 Other 6.42 Ft x 8.50 Ft

Listing Presented By:



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 (CENTRAL)**

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