



# 115 Bracewood Way Calgary Alberta

\$760,000

OPEN HOUSE Saturday 19 Oct 12.30-2.30 This beautiful RENOVATED 3+2 bedroom 1700 sq ft home, plus finished basement & double attached garage with bright south-facing backyard home is located on a quiet street in the family friendly, amenity rich SW community of Cedarbrae. The professional \$100,000+ renovations include completely refinished full bathroom including new window and another washroom, plus refinished kitchen with new quartz countertops & most new stainless appliances (brand new washer & dryer too), and new paint, new flooring through-out. Other renos include many new windows, new LED lighting, refinished deck with new railing, and new baseboards. Furnace was already a high-efficiency unit and the hot water tank was also recently replaced too. Features of this perfectly placed home include a massive 18 X 12 master bedroom with large closet, two sitting areas, plentiful kitchen cabinetry, and the ample-sized double attached garage with new drywall & paint -- has man-door and another door into the home. From this lovely home, you are minutes from all services including shopping, schools, recreation facilities (incl. Southland Leisure Centre with wave pool and water slides), basketball courts, tennis courts, rinks, soccer fields, other parks including Canyon Meadows Golf Course & Heritage Park at Glenmore Reservoir. Further, you're only a couple of kilometres from the new Stoney Trail Ring Road with your beloved Costco across from it. Quickly get ready to enjoy! (id:6769)

Bedroom 12.00 Ft x 9.67 Ft  
 Bedroom 12.75 Ft x 10.50 Ft  
 Laundry room 8.00 Ft x 7.50 Ft  
 3pc Bathroom 8.67 Ft x 5.25 Ft  
 Furnace 9.25 Ft x 5.25 Ft  
 Living room 18.33 Ft x 13.33 Ft  
 Dining room 12.17 Ft x 11.25 Ft

Kitchen 12.33 Ft x 12.25 Ft  
 Family room 17.33 Ft x 12.42 Ft  
 2pc Bathroom Measurements not available  
 Primary Bedroom 18.42 Ft x 12.00 Ft  
 Bedroom 13.67 Ft x 10.00 Ft  
 Bedroom 11.75 Ft x 10.00 Ft  
 4pc Bathroom 9.83 Ft x 4.92 Ft

Listing Presented By:



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