



# 171 Bracewood Way Calgary Alberta

\$639,900

Fabulous 4 bedroom home in a great location! Beautifully landscaped with mature trees that offer a sense of privacy on a nice sized corner lot & provides great curb appeal. Enter the home into the designated foyer offering tiled flooring that spans the staircases & includes a handy shoe closet. Upstairs gleaming hardwood floors run through the living room & down the hallway. Large living room displaying a bay window for plenty of natural light. The kitchen is wonderful with white cupboards & appliances with a corner dual sink & pull out tap. A bay window extends past the countertop great for growing herbs or plants & keeps the kitchen sunny all day! Tile flooring flows from the kitchen through to the dining area keeping consistency & a nice open layout. This allows for any size table set to fit in the dining area. Immediate access to the deck from the garden doors is perfect for when you want to BBQ. Down the hall find the Master bedroom featuring hardwood floors & a triple door closet. A fabulous 4 piece en-suite bathroom with some updates is a must & includes a soaker tub/shower combo. White medicine cabinet/mirror, glass shelving, extended shower rod & fully tiled for easy cleaning. Next find two good sized bedrooms with large windows. Note the white trim, baseboards & doors throughout. Light fixtures & upgrades also done through the years. Main bathroom features corner shower, maple cabinetry offering plenty of cupboards, black countertop for contrast & modern taps + two towel racks. Head to the basement & find a huge rec room perfect for a family room with an electric mounted fireplace or perhaps a game/play/exercise room. Another nice sized full bathroom with a second soaker tub/shower combo. Large vanity & mirror, extended shower rod & plenty of tile too. The 4th bedroom is spacious with a south facing window & large closet. Across is a massive room with t...

Recreational, Games room 24.00 Ft x 11.92 Ft  
 Bedroom 10.83 Ft x 11.75 Ft  
 4pc Bathroom 10.83 Ft x 5.50 Ft  
 Office 10.83 Ft x 11.75 Ft  
 Laundry room 10.83 Ft x 8.25 Ft  
 Living room 16.67 Ft x 12.58 Ft

Dining room 12.08 Ft x 9.08 Ft  
 Primary Bedroom 12.08 Ft x 12.00 Ft  
 4pc Bathroom 5.00 Ft x 7.33 Ft  
 Bedroom 9.00 Ft x 10.08 Ft  
 3pc Bathroom 6.58 Ft x 7.33 Ft  
 Bedroom 12.67 Ft x 8.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Kitchen 12.08 Ft x 10.33 Ft