



## 63 Brazeau Crescent Calgary Alberta

\$575,000

Attn: Renovators/Handy Buyers! With a little imagination & some updates, this DETACHED Braeside home - can shine once again! Don't miss the chance to transform this gem - in this fantastic community. 4 level split offers so much livable space - 2200 sq ft developed! Many windows bring in natural light. 4 bedrooms total (or 3 beds + office or gym!), 2 full bathrooms plus an oversized DOUBLE garage - heated with electrical (220V) - two outdoor fireplace areas, covered sunroom & a LARGE lot. Backyard has PAVED alley access. Great for minimizing dirt in the garage and on vehicles! Added benefit = less garbage and less weeds! Large gate - perfect for parking RV in backyard or extra storage. Home faces SOUTH and gets lots of WEST light in backyard. Enjoy sunshine streaming through the front bay window. Main level features large living space, dining area and kitchen. No need to take walls down! Convenient back mudroom area to transition directly to back deck. 3 beds and 4 piece bathroom - complete with double vanities and large window on upper level. BIG linen closet. Third level is also BRIGHT, nice brick accents, wood burning fireplace. Can you imagine how amazing this can be? 3 piece bath and 4th bedroom located on this level. But wait - there is MORE. A fourth level - open to imagination...play room, gym, another living area.....the mechanical/laundry room is huge with work bench already installed for you! Cold storage area + TONS of additional storage. Easy access off many MAJOR roadways and the new Ring Road. Mins to Costco. Restaurants, shopping and services blocks away. Green spaces, baseball diamonds, parks, playgrounds. Love to ride your bike and walk around the reservoir?! South Glenmore Park is a short 5 min drive! Do you have an active dog? Walk to Braeside off leash area - only 1 1/2 blocks away. 10 quick mins to Fish Creek Park as w...

5pc Bathroom 7.42 Ft x 9.42 Ft

Bedroom 11.00 Ft x 10.08 Ft

Bedroom 8.83 Ft x 13.58 Ft

Primary Bedroom 9.83 Ft x 13.25 Ft

Cold room 6.08 Ft x 13.25 Ft

Recreational, Games room 19.58 Ft x 14.67 Ft

3pc Bathroom 4.08 Ft x 8.83 Ft

Bedroom 11.33 Ft x 8.67 Ft

Recreational, Games room 19.92 Ft x 17.00 Ft

Dining room 8.58 Ft x 9.00 Ft

Kitchen 11.08 Ft x 13.92 Ft

Living room 14.08 Ft x 14.92 Ft

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

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