



# 10507 Bradbury Drive Calgary Alberta

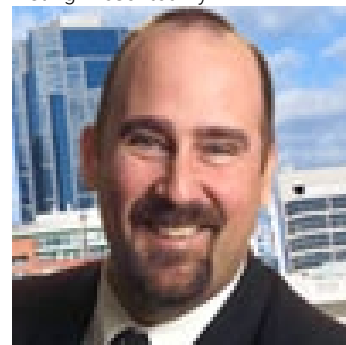
\$824,900

Once in a lifetime opportunity to own a truly irreplaceable piece of Calgary history. Originally the homestead of A.E. Cross and later the site of the original Braeside Farms, this is a property that simply cannot be replicated. Set on one of the largest lots in Braeside ( 1/4 acre), this 2,901 sq. ft. bungalow is the largest bungalow ever offered in the community. Located on a quiet street on a raised lot with low-maintenance stucco exterior, the home offers exceptional curb appeal and privacy. Inside, original character has been carefully preserved and complemented by thoughtful updates over time. Fir detailing, slate tile, and hardwood flooring run throughout the main level. The front living room features the original floor-to-ceiling river stone fireplace, while a fir-paneled parlor provides a perfect home office or sitting room. The kitchen has been tastefully updated with white cabinetry, subway tile backsplash, updated counters, coffered ceiling, and stainless steel appliances including a gas range. Adjacent family and dining rooms boast both rich with original fir walls and detailing ideal for everyday living and entertaining. The dining room also features a third original fireplace, built-ins, and garden doors leading to the backyard. Three bedrooms are located on the main floor, including a spacious primary retreat with a third fireplace and spa-style ensuite with glass shower and jetted soaker tub. A second full bathroom, heated solarium, and large main-floor laundry room add flexibility and function. The fully developed lower level includes a fourth bedroom with adjacent 4-piece ensuite, a unique library with built-in shelving and reading nook, media room, and a flexible exercise or office space. Outside, the oversized private yard is a true highlight, featuring a large deck, mature trees and landscaping, ample lawn space, concrete sports pad, and white...

4pc Bathroom 10.33 Ft x 5.75 Ft  
 Bedroom 14.50 Ft x 8.83 Ft  
 Den 11.00 Ft x 12.17 Ft  
 Exercise room 16.75 Ft x 14.58 Ft  
 Other 10.08 Ft x 12.08 Ft  
 Storage 7.42 Ft x 2.92 Ft

Bedroom 13.08 Ft x 7.83 Ft  
 Bedroom 9.08 Ft x 13.42 Ft  
 Dining room 15.33 Ft x 13.75 Ft  
 Family room 14.50 Ft x 14.33 Ft  
 Foyer 7.42 Ft x 11.17 Ft  
 Kitchen 11.75 Ft x 12.92 Ft

Listing Presented By:



Originally Listed by:  
 Grand Realty

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**RE/MAX Realty Professionals**

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Furnace	4.25 Ft x 3.17 Ft	Laundry room	13.83 Ft x 10.67 Ft
Furnace	30.08 Ft x 10.25 Ft	Living room	17.00 Ft x 12.00 Ft
4pc Bathroom	8.08 Ft x 8.83 Ft	Other	11.58 Ft x 8.42 Ft
4pc Bathroom	8.17 Ft x 10.75 Ft		