

10820 Brae Road Calgary Alberta

$619,900

Open House Saturday November 21st.....2:00 - 4:00 PM.....A Rare Opportunity in the Heart of Braeside!Offered for the first time in 39 years, this well-maintained 1,110 sq. ft. bi-level is nestled on a quiet, winding cul-de-sac in the established southwest community of Braeside. With approximately 1,989 sq. ft. of total developed living space, this home offers plenty of room for family living, entertaining and working from home.The main level features three bedrooms, a spacious living room, a renovated kitchen and a four-piece bathroom. The kitchen features warm wood cabinetry, updated countertops, a coordinating tile backsplash and stainless steel appliances. The adjoining dining area opens onto the deck, creating a convenient connection between indoor and outdoor living.Downstairs, you'll find an additional bedroom, a comfortable family room with a gas fireplace, a separate den/office, a games room and a three-piece bathroom. The versatile layout offers plenty of possibilities for families, guests or those looking for additional hobby or workspace.Additional improvements include upgraded windows and new carpeting in two of the main-floor bedrooms. A new window for the primary bedroom is currently on order and will be installed on November 16th. The wood-burning fireplace in the lower-level family room has been converted to a convenient gas insert.For those who love spending time outdoors, this property is a gardener's dream! Significant recent landscaping, mature trees and established garden beds create a beautiful setting to enjoy throughout the seasons. A spacious deck provides the perfect spot for morning coffee or summer entertaining, with a gas BBQ included. As evening approaches, gather around the gas firepit and enjoy the peaceful surroundings.Completing the package is a detached two-car garage, along with additional on-street parking.Braeside is known for...

Family room 11.67 Ft x 12.08 Ft

3pc Bathroom 10.17 Ft x 7.67 Ft

Bedroom 18.33 Ft x 13.50 Ft

Office 10.25 Ft x 10.75 Ft

Recreational, Games room 8.41 Ft x 10.67 Ft

Laundry room 17.08 Ft x 4.42 Ft

Dining room 10.75 Ft x 8.25 Ft

Kitchen 10.17 Ft x 10.75 Ft

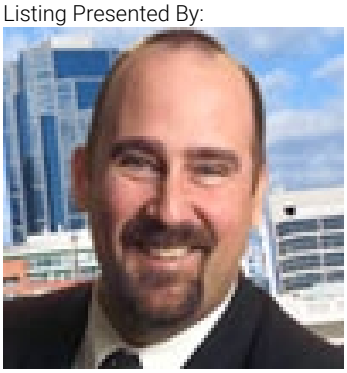
Primary Bedroom 10.75 Ft x 11.67 Ft

4pc Bathroom 10.75 Ft x 4.92 Ft

Bedroom 9.33 Ft x 9.67 Ft

Bedroom 10.42 Ft x 9.67 Ft

Listing Presented By:



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Furnace 8.25 Ft x 3.92 Ft

Living room 17.08 Ft x 12.75 Ft

Other 3.08 Ft x 5.67 Ft

Other 6.92 Ft x 4.42 Ft

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