



## 11028 Braton Place Calgary Alberta

\$639,900

**BEST LOCATION** in Braeside. Ideally situated directly across from Braeside Elementary on the children's play park side and the Braeside Community Centre. This property has NO homes in front of you and is on a very quiet cul-de-sac. This bi-level features an oversized 2 car garage with a very large yard. The main floor has two bedrooms up, but can easily be converted back to three bedrooms. The master bedroom has a cheater 4-pc ensuite with jetted tub. The living room is bright and open with its large bay window. There is hardwood in the living and master bedroom. To the side of the kitchen there is ample room for a dinner table. Off of the kitchen you'll find an enormous deck with stairs to the yard. Another deck is located off the master bedroom. The basement is fully finished and comes with a family room, a bar, 2 additional bedrooms, 3-pc bathroom, and a large laundry space. This location cannot be beat as it's within walking distance to schools, parks, the leisure centre, shopping, restaurants, pathways and more. (id:6769)

3pc Bathroom .00 Ft x .00 Ft

Bedroom 7.83 Ft x 10.08 Ft

Bedroom 8.92 Ft x 11.33 Ft

Laundry room 12.17 Ft x 21.67 Ft

Recreational, Games room 16.67 Ft x 18.08 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 11.75 Ft x 9.75 Ft

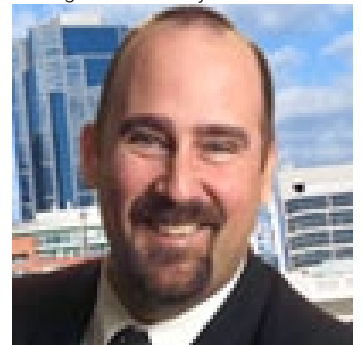
Dining room 10.83 Ft x 8.08 Ft

Kitchen 10.83 Ft x 12.75 Ft

Living room 17.08 Ft x 16.58 Ft

Primary Bedroom 26.33 Ft x 11.75 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

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