



# 127 Bracewood Road Calgary Alberta

\$599,000

Welcome to the well-established, family friendly neighborhood of Braeside! This fully finished home offers 4 levels and over 2500 sq ft of developed living space with plenty of room for the whole family! The main floor welcomes you in to the bright entry and living room, open to the large dining room with enough space to host all the family for holidays! The kitchen features a large island for food prep, and a window over the sink allows you to watch the kiddos playing in the backyard. Walk up a few steps to find the large primary bedroom w/ ensuite and 2 good-sized bedrooms with a full main bathroom on this next 1/2 level up! Next, head on down to the lower level to find the family room w/ gas fireplace, the perfect place to watch a movie to cozy up on chilly winter evenings! Also find a big 4th bedroom and another bathroom (shower is roughed in and may be added) - a great space for older kids at home or a guest room. One more floor down will take you to another great flex space, private for a hobby space, work out room or make this your theatre room. More storage plus the laundry room on this lower level. The fully fenced west-facing back yard is a delight in summer months, safe for pets or the kids with a brand NEW fence. Beautifully landscaped with raised garden boxes for the gardener and an oversized single insulated and HEATED garage with PAVED back lane, further providing bonus space to shoot some hoops! Take a quick two minute walk down the back alley to the newly renovated playground, or enjoy the neighborhood park close by! Recent upgrades include; Roof 2021, Dishwasher 2022, Fridge 2021 (with ice and water), Fireplace was cleaned and serviced in 2023, Vac-u-flow 2020. Close to restaurants, shopping and schools. Lots of mature trees and a friendly neighborhood makes this the perfect place to call home for the New Year! (id:6769)

Recreational, Games room 15.17 Ft x 26.00 Ft

Bedroom 11.83 Ft x 13.42 Ft

Family room 20.25 Ft x 12.17 Ft

2pc Bathroom 6.92 Ft x 5.08 Ft

Kitchen 12.67 Ft x 14.08 Ft

Living room 14.42 Ft x 12.92 Ft

Dining room 10.00 Ft x 14.42 Ft

Primary Bedroom 11.92 Ft x 14.08 Ft

Bedroom 10.33 Ft x 10.17 Ft

Bedroom 10.33 Ft x 11.50 Ft

3pc Bathroom 7.58 Ft x 5.67 Ft

4pc Bathroom 7.33 Ft x 7.92 Ft

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

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca