



131 Bracewood Road Calgary Alberta

\$630,000

Welcome to 131 Bracewood Road in the beautiful SW community of Braeside. This beautifully maintained and updated 4 bedroom, 2.5 bathroom bungalow is nestled on a quiet street. Beautiful mature landscaping is evident in the front and rear of the home adding plenty of curb appeal. Step inside to an inviting foyer and an open-concept living space, highlighted by a cozy brick facing wood-burning fireplace--perfect for colder evenings. The well appointed kitchen boasts updated stainless steel appliances, large island with breakfast bar, double wide sink with a window that overlooks your backyard oasis - an ideal setup for both everyday living and entertaining. A dining area off the kitchen ensures there's plenty of room for gatherings. The main level features 3 generous bedrooms, including a primary suite with a private 2 piece ensuite, and a full bathroom. The fully finished basement with BRAND NEW FLOORING adds versatility with a 4th bedroom, a 3 piece bathroom with a dry SAUNA, a large rec room, , and plenty of space for a home gym, guest retreat, or play area. Step outside to your west-facing stamped concrete patio and bask in the sun, entertain in the lush, mature backyard--a true oasis with plenty of room for outdoor enjoyment and even extra parking - for an RV. The double detached garage is perfect for the hobbyist or those needing extra storage or workspace. A paved back alley adds even more convenience. Braeside is a family-friendly community with easy access to Fish Creek Park, schools, shopping, transit, and just a short commute to downtown. Don't miss your chance to own this move-in ready bungalow in one of Calgary's most desirable neighbourhoods--schedule your private viewing today! (id:6769)

3pc Bathroom 6.00 Ft x 11.42 Ft

Other 4.17 Ft x 8.58 Ft

Bedroom 17.33 Ft x 12.25 Ft

Recreational, Games room 16.75 Ft x 29.75 Ft

Sauna 5.83 Ft x 4.33 Ft

2pc Bathroom 4.50 Ft x 5.00 Ft

4pc Bathroom 7.50 Ft x 5.00 Ft

Bedroom 8.67 Ft x 10.00 Ft

Bedroom 9.08 Ft x 13.42 Ft

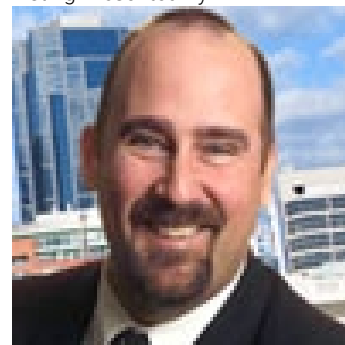
Dining room 8.33 Ft x 9.75 Ft

Kitchen 15.33 Ft x 12.58 Ft

Living room 11.58 Ft x 9.33 Ft

Primary Bedroom 12.42 Ft x 13.33 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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

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