



## 159 Brookgreen Drive Calgary Alberta

\$529,900

Charming bungalow with excellent potential, ideally situated on a quiet street in Braeside Estates. This bright and welcoming home features lovely hardwood flooring throughout the hallway, living, and dining areas, complemented by a beautiful wood-burning fireplace. The fully developed layout includes 4 bedrooms and 2 full baths, along with a separate entrance to the illegal basement suit, perfect for extended family or additional income opportunity. Enjoy the huge south-facing backyard with raised garden beds and direct access to a walking path through the back gate. Braeside is a wonderful community with countless nearby amenities, including the Southland Leisure Centre, local shops and services, Fish Creek Park, Glenmore Reservoir and the City of Calgary pathway system. Commuting is convenient with quick access to the Ring Road. The community centre also offers a variety of programs for all ages, including childcare. (id:6769)

4pc Bathroom .00 Ft x .00 Ft

Bedroom 12.92 Ft x 8.50 Ft

Kitchen 13.25 Ft x 14.33 Ft

Laundry room 10.83 Ft x 7.50 Ft

Recreational, Games room 10.75 Ft x 28.50 Ft

Living room 12.75 Ft x 17.83 Ft

Dining room 8.83 Ft x 8.92 Ft

Kitchen 12.17 Ft x 13.17 Ft

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.17 Ft x 10.92 Ft

Bedroom 9.00 Ft x 9.50 Ft

Bedroom 9.00 Ft x 9.00 Ft

Listing Presented By:



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