



## 208 Bracewood Road Calgary Alberta

\$539,900

Located in the family-friendly community of Braeside, this charming bungalow offers functional lay out with total of 4 bedrooms, and 2 bathrooms, and over 1,880 square feet of developed space-well suited for families of all sizes seeking comfort and versatility. Step inside through front bright and spacious main floor. A generous living room greets you with a large window that fills the space with natural light and a flexible family. The kitchen is bright and spacious featuring another large window, with stainless steel appliance's, tiled back splash, and with tiled flooring. Ample cupboard and countertop space, with a spacious nook for casual meals or morning coffee. Nearby, a mud room provides convenient access to the huge SOUTH FACING BACK YARD. Three main floor bedrooms are all good-sized feature laminate flooring, and a spacious updated 4pc bath. The lower level is SUITED (illegal) with SEPERATE SIDE ENTRANCE, spacious living space with a large rec room, newer carpet, and a large bedroom. A good-sized full kitchen with plenty of cabinet space, and a Convenient 3pc bath. Freshly painted throughout in neutral colors, plenty of storage space, and a newer hot water tank. Step outside into a large sunny, south- facing backyard, with tons of space for lounging and entertaining your family and friends. Tons of convenient parking space that accumulates 6 vehicles along with enough space to park your RV-Boat. Amazing friendly Community Center-with an outdoor rink, -is just a short walk away. Families will appreciate the proximity to Braeside Elementary, John Ware Jr High, St. Benedict, and other nearby Schools. Recreational options include the Southland Leisure Center, and a South Glenmore Park, offering everything from spray park and a boat launch to tennis courts, a playground, pump track and access to the Glenmore Reservoir's extensive pathways system. Two strip ma...

Family room 21.92 Ft x 15.08 Ft

3pc Bathroom 6.17 Ft x 9.92 Ft

Furnace 6.25 Ft x 6.33 Ft

Bedroom 10.42 Ft x 12.00 Ft

Other 18.00 Ft x 10.83 Ft

Steam room 2.33 Ft x 2.83 Ft

Dining room 8.92 Ft x 7.92 Ft

Kitchen 8.25 Ft x 12.25 Ft

Other 6.33 Ft x 6.42 Ft

4pc Bathroom 4.92 Ft x 10.58 Ft

Bedroom 8.92 Ft x 9.08 Ft

Bedroom 9.50 Ft x 12.33 Ft

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Listing Presented By:



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Other 7.67 Ft x 3.42 Ft

Primary Bedroom 10.67 Ft x 16.75 Ft

Living room 18.75 Ft x 10.67 Ft