

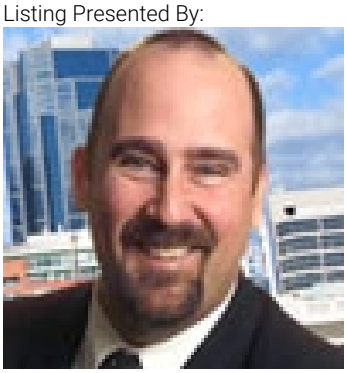
267 Brookgreen Drive Calgary Alberta

$719,900

OPEN HOUSE: SUN, NOV 15, 2 PM - 4 PM EXTENSIVELY UPDATED BRAESIDE HOME ON A HUGE LOT W/ A MASSIVE BACKYARD! Offering 4 bedrooms, multiple living areas, and a long list of improvements, this home provides generous space inside and out in a quiet Braeside location. Families will also appreciate the functional three-level layout, plus the added benefit of being in the highly regarded Louis-Riel school lottery priority zone. The vaulted foyer makes a welcoming first impression with a soaring ceiling that opens to the upper level and heated tile flooring, leading into a bright sitting room and a formal dining area with a large front window. Across the rear of the home, the living room features a fully tiled, real wood-burning fireplace with a natural gas starter, while sliding glass doors provide direct access to the massive backyard. Connecting these living spaces, the kitchen combines practical storage and workspace with a fresh, contemporary finish, featuring heated tile flooring, quartz countertops, dual-tone cabinetry, tile backsplash, upgraded stainless steel appliances, and a dual stainless-steel sink beneath a large window. A raised bar adds convenient seating while maintaining an open connection to the surrounding living areas. Engineered hardwood flooring continues up the staircase and throughout the upper level, where all three generously sized bedrooms feature closets with built-in shelving and newer, larger windows. The full bathroom is finished with heated tile flooring, a floating vanity, tiled wainscoting, and a fully tiled shower. The developed basement extends the home's living space with a massive recreation room complete with a bar and beverage fridge, creating a versatile area for movie nights, entertaining, or a separate family hangout. A fourth bedroom offers a large egress window and walk-in closet, while the basement bathroom features heated...

Bedroom 11.08 Ft x 9.83 Ft
Recreational, Games room 13.50 Ft x 11.08 Ft
Recreational, Games room 12.67 Ft x 12.17 Ft
Laundry room 12.25 Ft x 10.75 Ft
3pc Bathroom Measurements not available
Living room 15.75 Ft x 14.33 Ft
Dining room 10.83 Ft x 8.25 Ft
Den 12.67 Ft x 10.92 Ft
2pc Bathroom Measurements not available
Primary Bedroom 13.00 Ft x 12.00 Ft
Bedroom 14.33 Ft x 8.92 Ft
Bedroom 13.25 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

https://www.urbanupgrade.ca/

RE/MAX Realty Professionals

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

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

Kitchen 11.67 Ft x 10.42 Ft

4pc Bathroom Measurements not available