



## 404 Brae Glen Crescent Calgary Alberta

\$485,000

Welcome home to this fully renovated 3 bedroom townhouse in the friendly & convenient community of Braeside. Pull right into your front attached O/S single garage (with extra parking on the driveway) and proceed into the entrance level. Down a few steps you will find a large flex room that provides a versatile space to use as a home office, theatre room, playroom you decide as well as laundry area and furnace room with newer (2021) hot water tank and hi efficient furnace. Up to the main level & enjoy your brand new kitchen with ceiling height, crisp white cabinetry, new stainless appliances & timeless quartz counters. Large dining area is adjacent to the kitchen with open railings to the living area. Up a few steps to the sun filled living room, huge wall of windows here helps to keep the home bright and cheery. Upper floor has vaulted ceilings in all 3 bedrooms. Master bedroom is enormous with a wall of closets and an updated 2 pc en-suite bathroom. Two other generously sized bedrooms share an updated 4 pc bathroom. New luxury Vinyl Plank flooring throughout all the living areas and new carpet on the upper level along with fresh paint throughout all in soft neutral tones. Enjoy your exclusive, private fenced yard that backs onto green space with room to entertain, BBQ and garden. This well maintained complex has had many of the major exterior items refreshed in the last few years including vinyl fencing rubber roofing & exterior stucco so no upcoming expensive surprises. Pet friendly complex allowing 2 dogs or cats with no weight restrictions but board approval required. Braeside is a cozy, friendly neighbourhood in SW Calgary tucked in behind 14th Street, Anderson Road & Southland Drive. A stone's throw away from the Glenmore Reservoir, South Glenmore Park & Fish Creek Provincial Park, this community has plenty of parks, natural trails and stunning nature views t...

Kitchen 12.33 Ft x 10.33 Ft

Dining room 11.67 Ft x 9.58 Ft

2pc Bathroom Measurements not available

Living room 19.33 Ft x 12.17 Ft

Primary Bedroom 16.92 Ft x 11.92 Ft

Bedroom 12.17 Ft x 9.25 Ft

Bedroom 9.83 Ft x 9.67 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Family room 18.83 Ft x 12.17 Ft

Listing Presented By:



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