



## 7 Brae Glen Court Calgary Alberta

\$499,900

Totally & newly renovated home in an awesome location & townhouse development. Welcome to 7 Brae Glen Court! This home has been recently transformed with a brand new renovation. You will love the contemporary finishings throughout. This floor plan offers you 1853 square feet of developed space & caters perfectly to large & growing families. The main level features a new kitchen, featuring new cabinets, quartz counters & new stainless appliances. The majority of this home is finished with luxury vinyl plank flooring - easy to maintain. Large dining room for formal meals, & there is an eat-in space in the kitchen for a quick bite. The large living room has huge windows which let in a tonne of natural light. 3 large bedrooms upstairs (the primary is 17x12), & a fully renovated 4 piece bathroom featuring contemporary tile & elegant finishings. The primary bedroom has a convenient 2 piece ensuite as well. Fully developed basement (479 sq. ft.) with recreation area & laundry. A great spot for a playroom or a home gym. New light fixtures throughout the home, and completely painted, top to bottom. Walk out your back door to your sunny south facing yard & patio. The Brae Glen Court complex has been completely overhauled on the exterior in the last few years. Rest easy in knowing that much of the heavy lifting & big investment has been done here - you can't say this for all developments in the area! Roof & siding were replaced in 2019. This is also a great location. Close to schools, parks, shopping & transit. Calgary's Bus Rapid Transit (BRT) is just around the corner on 14th street. Walk to the Southland Leisure Centre in a few minutes. Also a short drive to South Glenmore Park. If you're looking for a turnkey, affordable home in a great location, you've found it here! (id:6769)

Living room 5.84 M x 3.79 M  
 2pc Bathroom Measurements not available  
 Primary Bedroom 5.11 M x 3.66 M  
 Bedroom 2.69 M x 3.68 M  
 Bedroom 3.02 M x 2.95 M  
 4pc Bathroom Measurements not available

Recreational, Games room 3.63 M x 5.74 M  
 Storage 1.98 M x 4.42 M  
 2pc Bathroom Measurements not available  
 Dining room 3.53 M x 2.92 M  
 Kitchen 3.76 M x 3.05 M

Listing Presented By:



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