

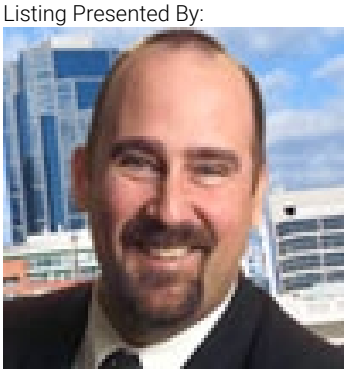
70 Brae Glen Lane Calgary Alberta

$429,000

Situated in the wonderful SW Calgary community of Braeside, this beautifully updated townhouse delivers style, functionality, and exceptional value. Step inside from the attached garage to a bright, open layout featuring a custom 2018 kitchen complete with premium KitchenAid stainless steel appliances, dual lazy susans, an oversized under-mount sink, soft-close cabinetry, pull-out storage, and a sunny breakfast nook overlooking the wonderful private west-facing backyard complete with a lush green lawn and beautiful flowers that bloom year after year. The spacious dining room flows seamlessly into the open-to-above living room, which boasts a wall of natural light and smart custom lighting controls. Upstairs, soaring vaulted ceilings elevate the entire level, including a magnificent primary bedroom retreat with 2 piece ensuite bath. Two additional generous bedrooms and a refreshed 4-piece bath complete the upper floor, featuring a standard bathtub and shower combination. The finished lower level offers a versatile rec room ideal for a media area or gym, a functional laundry space featuring a premium front-load LG steam washer and dryer set from 2018 complete with a delicates drying rack, excellent storage, and mechanical systems including a Heil furnace and a Rheem hot water tank both new in 2018. Perfectly located minutes from the Glenmore Reservoir, Southland Leisure Centre, and major shopping, this peaceful retreat is ready to welcome you home. (id:6769)

Primary Bedroom 12.17 Ft x 16.67 Ft
Bedroom 9.58 Ft x 10.08 Ft
Bedroom 12.25 Ft x 8.67 Ft
4pc Bathroom 5.50 Ft x 8.75 Ft
2pc Bathroom 4.00 Ft x 7.50 Ft
Hall 12.25 Ft x 7.08 Ft
Recreational, Games room 19.33 Ft x 11.83 Ft
Laundry room 14.92 Ft x 6.67 Ft
Foyer 7.67 Ft x 6.33 Ft
2pc Bathroom 6.00 Ft x 2.92 Ft
Dining room 9.58 Ft x 11.42 Ft
Kitchen 10.17 Ft x 12.58 Ft
Living room 12.08 Ft x 18.92 Ft
Hall 14.92 Ft x 7.42 Ft

Listing Presented By:



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

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