



## 712 Brookpark Drive Calgary Alberta

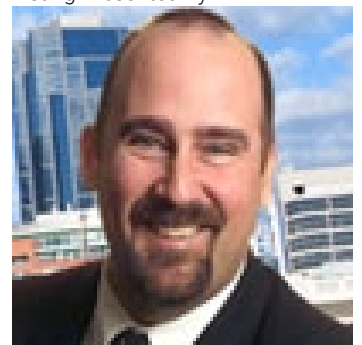
\$595,000

Perfect 6 BEDROOM Bi-Level home with a FULLY DEVELOPED BASEMENT, on a 50-foot Lot in the sought-after community of Braeside. Entering the home, you will be greeted by vaulted flat ceilings and hardwood floors throughout the main floor living room, dining room, and into the open kitchen. The living room has a beautiful brick wood fireplace with a gas log lighter. The kitchen has large windows overlooking the backyard, white cabinetry, a stainless-steel appliance package, and its own breakfast nook. There are three large bedrooms on the main floor and the master bedroom has its own three-piece ensuite. The basement is fully developed with 5 large egress windows, 3 bedrooms, a cozy family room, a gym/office, and a three-piece bathroom. The backyard is a gardener's dream and has 3 decks. One off the house That steps down to a lower patio, and the 3rd is set up in the yard like a garden Oasis. Recent upgrades to the house include dishwasher (2025), high efficiency furnace (2018), shingles (2014), vinyl windows in kitchen, master bedroom & living room (2014) hot water tank (2014). All of this in Calgary's most family friendly community of Braeside with quick access to the Southland Leisure Centre, The Glenmore Reservoir, schools, shopping & restaurants makes this the best house to call your next home. (id:6769)

Family room 12.17 Ft x 13.00 Ft  
 Other 9.50 Ft x 13.00 Ft  
 Laundry room 11.75 Ft x 11.50 Ft  
 Bedroom 12.42 Ft x 10.50 Ft  
 3pc Bathroom 5.58 Ft x 5.17 Ft  
 Bedroom 13.00 Ft x 8.58 Ft  
 Bedroom 9.17 Ft x 7.00 Ft  
 Kitchen 10.83 Ft x 13.67 Ft

Dining room 9.00 Ft x 8.67 Ft  
 Living room 12.83 Ft x 15.00 Ft  
 Other 6.25 Ft x 5.00 Ft  
 Primary Bedroom 11.00 Ft x 12.00 Ft  
 Bedroom 8.92 Ft x 10.17 Ft  
 Bedroom 9.83 Ft x 9.25 Ft  
 4pc Bathroom 7.33 Ft x 6.50 Ft  
 3pc Bathroom 7.25 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX Realty Professionals

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