

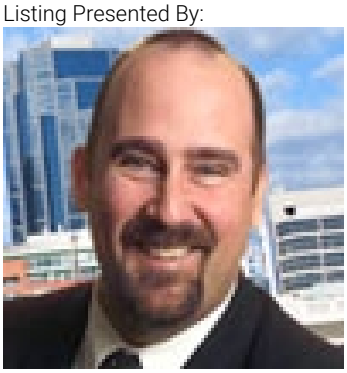
740 Bracewood Drive Calgary Alberta

$339,900

** BRAND NEW Luxury Vinyl Plank Flooring, Carpet & Freshly Painted ** Welcome to this CHARMING 2-bedroom, 1.5-bath townhome, perfectly positioned in one of the city's most established and sought-after communities of Braeside. With its desirable WEST-facing exposure and a park just steps from your front door, this home effortlessly blends EVERYDAY COMFORT with an inviting, lifestyle-driven setting. Step inside to discover a bright and welcoming FRESHLY PAINTED interior, where natural light pours through large front windows, creating a warm and airy atmosphere throughout the main level. The SPACIOUS living room is an ideal space for cozy evenings or relaxed gatherings with family and friends. The kitchen is both FUNCTIONAL and inviting, featuring a bright west-facing window that fills the space with warm afternoon sunshine. Thoughtfully maintained, it offers a full set of WELL-KEPT appliances and timeless white cabinetry. With BRAND NEW Luxury Vinyl Plank & Carpet Flooring throughout, the layout flows seamlessly into the large dining area, while a conveniently located powder room completes the main floor. Upstairs, you'll find two GENEROUSLY sized bedrooms designed to accommodate a variety of lifestyles. The primary retreat stands out with its IMPRESSIVE proportions, offering plenty of room to unwind and recharge. A well-appointed full bathroom serves the upper level, combining practicality with comfort. The fully developed basement adds valuable versatility to the home, creating the PERFECT space for a media room, home office, fitness area, or creative studio. With in-suite laundry and additional storage, this lower level enhances both convenience and livability. Outdoors, your PRIVATE west-facing fenced front yard becomes a true extension of your living space. Enjoy a LARGE patio ideal for summer barbecues, morning coffee in the sunshine, or simply relaxing while o...

Recreational, Games room 16.83 Ft x 24.92 Ft
Furnace 6.42 Ft x 16.83 Ft
2pc Bathroom 5.00 Ft x 4.08 Ft
Dining room 12.17 Ft x 9.92 Ft
Kitchen 7.00 Ft x 7.83 Ft
Living room 17.42 Ft x 10.75 Ft
4pc Bathroom 8.00 Ft x 4.92 Ft
Bedroom 10.83 Ft x 12.75 Ft
Primary Bedroom 15.67 Ft x 10.00 Ft

Listing Presented By:



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