



# 959 Bracewood Rise Calgary Alberta

\$679,800

HOME SWEET HOME! Prepare to be blown away by this exquisite, FRESHLY UPDATED bungalow located in the family friendly and sought-after SW community of Braeside! This magnificent, amazingly renovated home offers tremendous curb appeal, a spacious lot and a breathtaking open concept floor plan complete with 4 bedrooms, 3 bathrooms and over 2,950+ SQFT of flawless, stylish living space throughout complimented by charming original character. Heading inside you will immediately notice the beautiful decor and pride of ownership. The main level features a chef's kitchen with stainless-steel appliances, ample countertop space and tons of cabinet space, a spacious dining room that's perfect for hosting dinner parties and the chic living room flooded in natural sunlight complimented by a cozy gas burning fireplace and a stylish accent wall. Completing the main floor is a spacious family room, 4 piece bathroom, 2 great-sized bedrooms and the massive primary retreat with a tons of closet space and an elegant, spa-like 4 piece bathroom. Heading in to the fully finished basement you will find a large recreation/ living room area perfect for a growing family, a 4th bedroom, 3 piece bathroom, den/office, storage room and laundry room. EXTENSIVE HOME UPGRADES include asphalt roof (2014), deck & railing (2022, repainted last year), fence (2025 Re-stained), front windows & pillar (2025, new insulation to bay window), upstairs windows (2022, triple pane), bay window new glass and reseal (2022), insulation in attic (2023, R50), flooring (2024, Luxury Vinyl Plank), blinds/curtains (2022), kitchen (refreshed), ensuite bathroom (2024, renovated & bidet installed), basement carpet (2021), basement bathroom (2021) and electrical fixtures (2022). Outside you will find a detached garage and the fully fenced backyard that is beautifully manicured with a large deck. Close to all major amenities...

3pc Bathroom 7.75 Ft x 4.67 Ft

Storage 4.42 Ft x 13.08 Ft

Storage 7.08 Ft x 5.00 Ft

Bedroom 12.58 Ft x 12.25 Ft

Laundry room 7.92 Ft x 6.92 Ft

Recreational, Games room 24.42 Ft x 12.92 Ft

4pc Bathroom 4.75 Ft x 8.58 Ft

Bedroom 8.75 Ft x 12.83 Ft

Bedroom 9.75 Ft x 9.50 Ft

Other 9.83 Ft x 12.25 Ft

Dining room 12.58 Ft x 9.83 Ft

Family room 13.25 Ft x 15.67 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Storage 13.33 Ft x 22.83 Ft

Storage 12.58 Ft x 15.33 Ft

Furnace 5.50 Ft x 14.00 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft

Foyer 4.00 Ft x 3.08 Ft

Kitchen 17.25 Ft x 13.42 Ft

Living room 13.25 Ft x 13.58 Ft