



## 147 BROOKGREEN Drive Calgary AB

\$524,900

Impressive 4 level split home located in the quiet neighborhood of the Braeside Estates. With over 2,100 sq.ft. of developed living area, this home offers a great layout and functionality. Also it is one of the most energy efficient homes around! Lots of cost saving with the solar/gas dual heating system and newer high efficiency wall mounted boiler, with 2 x 50 US Gallon water tanks (incl. storage solar hot water) and newer humidifier. This independent water heating system is supported by a solar system and each room has a thermostat controlling desirable room temp. Domestic hot water is supplied by the solar system with the boiler backup when needed. As well most windows have been replaced, upgraded attic insulation and shingles replaced in 2017. This home also features a lovely oak kitchen with extra pantry space, an island and new backsplash. As well, large living room with picture window. The upper lvl boasts a spacious master bedroom w/ 3 pc ensuite, a huge 2nd bedroom, and an updated main bath.



**Miranda Moser**

CENTURY 21 BAMBER REALTY LTD.

Phone: (403) 470-0021

[miranda@calgaryrealestatepro.pro](mailto:miranda@calgaryrealestatepro.pro)



**Century 21 Bamber Realty Ltd.**

1612 17th Ave SW , Calgary, AB,  
T2T 0E3

Phone: 403-470-0021

[miranda@calgaryrealestatepro.pro](mailto:miranda@calgaryrealestatepro.pro)