



THE
A-TEAM

**RE/MAX
FIRST**

264 BRACEWOOD Road, Calgary T2W 3C1

MLS® #: **A2125351**

Area: **Braeside**

Listing Date: **04/25/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1977**

Lot Information

Lot Sz Ar: **4,876 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,024**
Low Sqft:
Ttl Sqft: **1,024**

DOM

24
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached,Driveway,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Parquet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
Int Feat: **Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`10" x 15`3"	Dining Room	Main	7`0" x 8`10"
Kitchen	Main	10`3" x 8`10"	Bedroom - Primary	Main	11`3" x 11`1"
4pc Bathroom	Main	7`8" x 5`10"	Bedroom	Main	9`5" x 9`3"
Bedroom	Main	8`1" x 8`11"	Den	Lower	14`10" x 8`5"
Game Room	Lower	14`8" x 12`5"	Bedroom	Lower	8`1" x 14`0"

4pc Bathroom Laundry	Lower Lower	5`6" x 8`5" 11`6" x 5`8"	Other Furnace/Utility Room Legal/Tax/Financial	Lower Lower	8`3" x 17`0" 9`7" x 11`2"
<hr/>					
Title: Fee Simple	Zoning: R-C1				
Legal Desc:	7710175		Remarks		
<hr/>					
Pub Rmks:	Fantastic opportunity to live in a great neighborhood! This fully developed 3 +1 bedroom Bungalow is in a good location with no neighbors behind. The main floor features an open concept with a large living with a corner gas fireplace, galley style kitchen with views into the backyard, 3 good sized bedroom and a full 4pc bathroom. The lower level was previously an illegal suite and has lots of potential with a separate entrance, bedroom, den, bathroom, wet bar area (kitchen rough in in place) sprinkler system already installed and a free standing wood burning fireplace. There is plenty of additional storage in the shared laundry room and the mechanical room. Oversized 2 car detached garage great for multiple vehicles or as a shop and still plenty of room for additional parking on the driveway. The main level was recently updated and includes new windows, kitchen, bathroom, flooring, paint, lighting, interior doors, base & casing. Roof was also recently replaced. All this on a fully fenced and landscaped lot with plenty of room for kids or to entertain and enjoy the warm weather ahead. Just move in and enjoy!				
Inclusions:	N/A				
Property Listed By:	Charles				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













