



THE
A-TEAM

**RE/MAX
FIRST**

11377 BRAESIDE Drive, Calgary T2W 2V6

MLS®#: **A2130296**

Area: **Braeside**

Listing Date: **06/04/24**

List Price: **\$759,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 28-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**

Finished Floor Area

Abv Sqft: **1,562**
Low Sqft:
Ttl Sqft: **1,562**

Lot Information

Lot Sz Ar: **6,404 sqft**
Lot Shape:

DOM

24
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **City Lot,Dog Run Fenced In,Garden,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace**
Sewer:
Ext Feat: **Dog Run,Garden,Private Entrance**

Construction: **Concrete,Mixed**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`3" x 8`6"
Dining Room	Main	7`11" x 11`0"
Family Room	Main	10`6" x 22`0"
4pc Bathroom	Main	8`4" x 5`0"
Bedroom - Primary	Main	15`5" x 12`0"
Bedroom	Basement	13`7" x 8`7"
Bedroom	Basement	11`8" x 12`1"
Game Room	Basement	15`2" x 32`6"

Room	Level	Dimensions
Living Room	Main	15`8" x 11`0"
Kitchen	Main	8`8" x 17`11"
Bedroom	Main	15`8" x 8`6"
Bedroom	Main	12`1" x 8`10"
3pc Ensuite bath	Basement	8`4" x 6`5"
Den	Basement	7`7" x 10`6"
Family Room	Basement	15`3" x 14`11"
4pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7610656

Zoning:
R-C1

Remarks

Pub Rmks:

Solid Custom-Built Home with Concrete Walls and Floors | Over 3000 sq ft of Finished Living Space | Stunning Interior & Exterior Renovations. From its modern curb appeal to the stately presence of mature trees, this upscale residence offers a welcoming first impression that sets the tone for the exceptional living within. Step inside to discover a meticulously renovated sanctuary, where quality craftsmanship and designer influences combine to create a casually elegant home that is both beautiful and functional. Every detail of this outstanding renovation has been carefully considered, evident in the gleaming luxury waterproof vinyl plank floors that flow throughout. An open and airy floor plan invites you into a space filled with upscale finishes and an abundance of natural light that dances through the home all day long. As evening falls, extra pot lights illuminate the space, creating a warm and inviting ambiance. The heart of this home is its kitchen, finished with high gloss soft close cabinets that provide ample storage. The elegant QUARTZ backsplash complements the high end stainless steel appliances, creating a space that is as stylish as it is functional. A wood-burning fireplace adds a touch of coziness to the main living area, perfect for gathering with loved ones. The main level boasts 3 bedrooms, including a master retreat complete with its own ensuite bathroom. Descending to the finished basement, you'll find a large family room featuring another wood-burning fireplace and a convenient wet bar, ideal for entertaining guests. Two more bedrooms and a luxurious 4-piece ensuite bathroom offer comfort and convenience. Outside, the fully fenced private backyard is a haven for summer BBQs and outdoor gatherings. A double detached garage, along with space for 2 more vehicles on the driveway, ensures ample parking for you and your guests. Located in the family-friendly neighborhood of Braeside, this home is surrounded by excellent schools and abundant green spaces. Check out 3D tour. Don't miss your chance to own this piece of paradise—schedule your private viewing today!

Inclusions:
Property Listed By:

none
Grand Realty

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











