



THE
A-TEAM

**RE/MAX
FIRST**

172 BRABOURNE Road, Calgary T2W 2W3

MLS®#: **A2137253**

Area: **Braeside**

Listing Date: **05/31/24**

List Price: **\$738,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1978**

Finished Floor Area

Abv Sqft: **1,162**

Low Sqft:

Ttl Sqft: **1,162**

Lot Information

Lot Sz Ar: **8,643 sqft**

Lot Shape:

DOM

30

Layout

Beds: **6 (3 3)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,No Neighbours Behind,Yard Lights**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`10" x 6`7"	Kitchen	Main	11`6" x 13`0"
Dining Room	Main	8`9" x 11`6"	Living Room	Main	14`9" x 15`6"
Bedroom - Primary	Main	11`3" x 11`5"	Bedroom	Main	9`5" x 10`10"
Bedroom	Main	9`5" x 9`10"	Bedroom	Basement	9`4" x 10`10"
Bedroom	Basement	8`7" x 10`3"	Bedroom	Basement	9`2" x 9`7"
Family Room	Basement	12`9" x 14`0"	Bonus Room	Basement	10`8" x 11`2"
Laundry	Basement	7`6" x 10`6"	4pc Bathroom	Main	6`9" x 7`2"

2pc Ensuite bath

Main

4`0" x 7`2"

3pc Bathroom
Legal/Tax/Financial

Basement

4`8" x 10`9"

Title:
Fee Simple
Legal Desc:

7610656

Zoning:
R-C1

Remarks

Pub Rmks: **Step into this extensively renovated residence nestled in the heart of Braeside, backing onto Braeside Park! As you enter, ascend the stairs and be welcomed by the bright main floor, where an inviting open-concept layout awaits. An expansive living space with a wood-burning fireplace offers ample space for relaxation and formal dining. Adjacent, is a new kitchen flooded with natural light, boasting stainless-steel appliances, a generous-sized island, quartz countertops, and the convenience of a pantry. Moving through the main floor you will find the primary bedroom, complete with its own 2-piece ensuite bathroom. Complementing this floor are two additional bedrooms and a well-appointed guest 5-piece bathroom, ensuring comfort and convenience for all. Descend to the lower level, where three additional bedrooms await, offering versatile options for guest accommodations, children's bedrooms, or a home office space. Here, a family room awaits, with a second wood-burning fireplace offering ample room for recreation, fitness, or a playroom. Use the convenient basement door to gain access to the backyard. Here a double-tiered deck on the expansive pie-shaped corner lot provides a fantastic space for gatherings. Updates to note, all new windows in 2023, new cedar fence in the backyard, newly stained deck (2024). With playgrounds, walking paths and an abundance of green space just steps away, this property is in the perfect location. Don't miss the opportunity to see this incredible Braeside home.**

Inclusions:
Property Listed By: **T.V Mounts (2), Alarm System, Front Door keypad, Security Cameras (2), Play Structure.**
eXp Realty

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













