



THE
A-TEAM

**RE/MAX
FIRST**

10232 BROOKPARK Boulevard, Calgary T2W 2P7

MLS®#: **A2156025**

Area: **Braeside**

Listing Date: **08/09/24**

List Price: **\$625,000**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area

Abv Sqft: **1,163**

Low Sqft:

Ttl Sqft: **1,163**

Lot Information

Lot Sz Ar: **6,383 sqft**

Lot Shape:

DOM

41

Layout

Beds: **5 (3 2)**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **3**

Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Level,Private**
Park Feat: **Driveway,Off Street,On Street,Parking Pad,Paved**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Solar Tube(s),Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	5`1" x 7`5"
Bedroom	Main	11`6" x 8`11"
Dining Room	Main	8`4" x 8`2"
Kitchen	Main	10`9" x 11`9"
Living Room	Main	23`7" x 12`10"
Bedroom	Basement	9`5" x 9`6"
Game Room	Basement	24`6" x 16`0"

Room	Level	Dimensions
4pc Bathroom	Main	6`6" x 7`4"
Bedroom	Main	11`6" x 9`10"
Foyer	Main	3`11" x 6`5"
Laundry	Main	4`11" x 8`0"
Bedroom - Primary	Main	11`11" x 11`0"
Bedroom	Basement	13`3" x 8`6"
Storage	Basement	7`2" x 6`6"

Furnace/Utility Room
Hobby Room

Basement
Basement

11`2" x 11`7"
10`11" x 9`0"

4pc Bathroom

Basement

7`4" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7511061

Remarks

Pub Rmks:

Back on market due to buyer's financing and now priced to sell! Welcome to this beautiful home nestled on a quiet, tree-lined street in the mature community of Braeside. This bright and spacious property has been lovingly cared for by the same owners for over 40 years, and it shows! With thoughtful updates and meticulous maintenance, this home is truly move-in-ready for your family. Situated on an oversized 55x115 lot, this home has an absolutely stunning backyard that is sure to impress! Imagine starting your day on the two-tiered deck, sipping your morning coffee while soaking in the beauty of your lush flower gardens. The expansive yard offers plenty of room for the kids to play, and it's perfect for hosting those epic backyard BBQs - there's space for everyone! This home also backs on to the Braeside pathway system - stay connected to friends and neighbours and have a safe place for kids to ride their bikes. Storage won't be an issue either, with a handy backyard shed and additional storage under the freshly stained deck. Parking is a breeze with a paved front driveway that accommodates 3 vehicles! If you wish, you could easily convert this space into a driveway for a detached REAR GARAGE. As you step inside this wonderful home, you'll be greeted by a bright and welcoming atmosphere. The home features 5 bedrooms and 3 bathrooms, perfect for accommodating a growing family or hosting guests. The bi-level design means the basement benefits from extra-large windows, creating a bright and spacious lower level! The home features many thoughtful updates, including newer oak flooring throughout the main level and a recently updated kitchen with crisp white cabinetry and sleek quartz countertops. All the windows have been updated, ensuring energy efficiency and comfort. The fence and deck have been recently stained, and there's a newer roof, eaves, and downspouts (2018), giving you peace of mind for years to come. For added peace of mind, the home is equipped with a 4-zoned security system, ensuring your family's safety. Braeside is a mature community known for its big trees and quiet streets, this home offers the perfect blend of tranquility and convenience. You'll be so close to Southland Leisure Centre, shopping, transit, restaurants, groceries, and have great access to the new Stoney Trail Ring Road! Don't miss the opportunity to make this well-loved family home your own. Schedule a viewing today!

Inclusions:
Property Listed By:

**4 zone home security system, backyard storage shed
Real Broker**

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













