



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**967 BRACEWOOD Rise, Calgary T2W3E8**

MLS® #: **A2157082** Area: **Braeside** Listing Date: **08/12/24** List Price: **\$699,000**  
 Status: **Active** County: **Calgary** Change: **-\$51k, 31-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1977**  
Lot Information  
 Lot Sz Ar: **3,993 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,006**  
 Low Sqft:  
 Ttl Sqft: **1,006**

DOM

**37**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard**  
 Park Feat: **220 Volt Wiring,Alley Access,Covered,Double Garage Attached,Garage Door Opener,Garage Faces Rear,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Bar,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	15`0" x 9`0"
Dining Room	Main	10`0" x 15`1"
Bedroom - Primary	Main	15`1" x 10`1"
Mud Room	Main	5`1" x 15`0"
Storage	Basement	8`1" x 7`0"
Bedroom	Basement	9`0" x 11`1"
Living Room	Basement	12`1" x 29`1"

Room	Level	Dimensions
Living Room	Main	15`1" x 15`0"
Kitchen	Main	12`1" x 16`1"
3pc Bathroom	Main	6`1" x 6`0"
4pc Ensuite bath	Main	8`0" x 4`1"
Hall	Basement	18`1" x 3`0"
3pc Bathroom	Basement	6`0" x 7`1"
Storage	Basement	2`0" x 3`0"

**Bedroom**                      **Basement**                      **15`0" x 8`0"**                      Legal/Tax/Financial

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Title:                                      Zoning:  
**Fee Simple**                                      **R-C1**  
Legal Desc:                      **7710175**                                      Remarks

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Pub Rmks:                      **Welcome to 967 Bracewood Rise SW, a masterfully renovated bungalow that redefines modern living in the desirable Braeside community. This exceptional home, with over 1700 square feet of total living space, is designed to impress with its high-end finishes, thoughtful updates, and prime location. Upon entering, you'll immediately notice the abundance of natural light streaming through the new, larger high-efficiency windows on the front fascia, enhancing the home's energy efficiency while offering beautiful views of the front yard. The main level is both spacious and inviting, featuring a luxurious primary bedroom with a serene 4-piece ensuite bathroom. An additional bedroom and a well-appointed 3-piece bathroom ensure comfort and convenience for family and guests. The gourmet kitchen is a standout feature, equipped with premium plywood cabinetry, a striking waterfall island, and a top-tier Frigidaire Gallery appliance package. Whether you're a culinary enthusiast or enjoy casual dining, this kitchen provides the perfect space to create and entertain. The fully finished basement expands the home's living space, offering a large, open area ideal for entertaining or relaxing. It includes two additional bedrooms, making it perfect for extended family stays or a home office setup. The basement also boasts a wet bar and a stylish 3-piece bathroom. Outside, the property offers a host of additional features. The detached heated garage is not only practical but also comes pre-wired for electric vehicle charging with a 220V plug-in. The backyard is a rare find, providing ample space for RV or boat parking, making this home a perfect fit for adventure enthusiasts. Located just minutes from Stoney Trail and Anderson Road, this home is ideally positioned near parks, schools, and shopping plazas, offering both luxury and convenience. Don't miss the chance to own this stunning Braeside bungalow that perfectly balances modern upgrades with practical amenities. Book your private showing today and experience all this exceptional home has to offer.**

Inclusions:                      **None**  
Property Listed By:                      **eXp Realty**

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