



THE
A-TEAM

**RE/MAX
FIRST**

139 BRACEWOOD Road, Calgary T2W 3B9

MLS®#: **A2163237**

Area: **Braeside**

Listing Date: **09/05/24**

List Price: **\$735,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,040**

Low Sqft:

Ttl Sqft: **1,040**

Lot Information

Lot Sz Ar: **5,275 sqft**
Lot Shape: **32.19 meters x 15.25 meters**

DOM

13

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Paved,Private,Rectangular Lot**

Park Feat:

Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Garburator,Humidifier,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`10" x 11`11"
Kitchen	Main	13`5" x 12`5"
2pc Ensuite bath	Main	4`11" x 4`11"
Bedroom	Main	9`0" x 9`0"
Bedroom	Basement	11`1" x 9`10"
Office	Basement	9`3" x 8`3"
3pc Bathroom	Basement	9`6" x 5`1"

Room	Level	Dimensions
Dining Room	Main	10`2" x 9`8"
Bedroom - Primary	Main	11`8" x 11`0"
Bedroom	Main	9`5" x 9`0"
4pc Bathroom	Main	7`7" x 4`11"
Walk-In Closet	Basement	6`8" x 3`11"
Wine Cellar	Basement	4`11" x 4`5"
Laundry	Basement	10`8" x 6`10"

Family Room
Flex Space

Basement
Basement

16`9" x 14`9"
6`0" x 5`8"

Exercise Room

Basement

11`6" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC-1

7710175

Remarks

Pub Rmks:

Braeside Gem: Fully Renovated Detached Bungalow Please see new professional photos plus updated RMS Measurements and Floor Plate in Supplements. Discover your new sanctuary in the heart of Braeside! This meticulously renovated detached bungalow offers a blend of modern sophistication and classic charm. With 4 spacious bedrooms, 2.5 elegantly designed bathrooms, air conditioned home and a double garage, this home provides both style and practicality. Step inside to find a brand-new, bright open kitchen, the centerpiece of this home. Featuring a gourmet-inspired layout with a large island, ample cabinetry, and expansive countertops, it's a culinary dream come true. The open-concept design ensures sunny, wide views of the living and dining areas from the kitchen, perfect for both entertaining and everyday living. The master bedroom is a retreat of its own, boasting a luxurious 2-piece ensuite. With 3 bedrooms on the main floor and an additional bedroom downstairs, there's room for everyone. The lower level also features flexible spaces that could be customized to suit your needs, whether as a wine room, extra storage, or even a potential suite with proper development permissions. An office/computer room can easily be converted into a guest space, offering versatility. High-quality finishes are evident throughout, from luxury vinyl plank flooring on the main floor and high-traffic zones to upgraded carpet and underlay in the lower levels. All bathrooms feature cohesive quartz countertops, vanities, and flooring, reflecting a unified style throughout the home. Two charming wood-burning fireplaces add warmth and character, with feature walls in both the living room and family room. Please note, NEW NEW NEW the sellers have put in a new fence across the back, brand new front sidewalk, new garage door, new fascia and eavestrough, new entry doors front and back to take care of a lot of the heavy lifting for improvements. Recent updates include new Centra vinyl energy efficient windows and doors, 2 new egress basement windows, a new furnace, humidifier, hot water tank, and upgraded electrical wiring, updated bathroom plumbing, ensuring peace of mind and a hassle-free move. The basement now features new egress windows, enhancing safety and natural light. Outside, the large backyard offers expansive possibilities, whether you envision a future entertainment patio, additional landscaping, or a play area for the kids. Enjoy the view from the kitchen area while relaxing on the new wood deck, surrounded by professional landscaping, fresh lawn, and vibrant flower gardens. The new concrete front and backyard sidewalk and updated front siding enhance the home's fantastic curb appeal. Experience the perfect blend of luxury, functionality, and potential in this stunning Braeside home. Schedule your viewing today and step into a space where every detail has been thoughtfully designed for your comfort and enjoyment!

Inclusions:
Property Listed By:

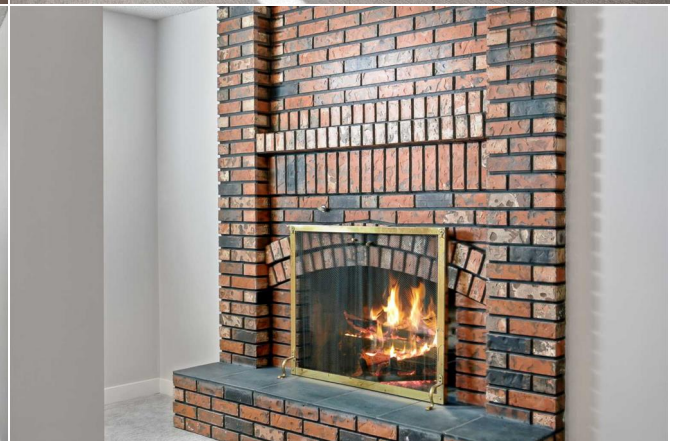
**Garden shed sold as is, where is
Royal LePage Solutions**

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













138 BRACEWOOD ROAD SW
 MAIN LEVEL (EG) 1,080.00 Sq Ft / 76.61(0) m²
 TOTAL ABOVE GRADE (AG) SIZE 1,240.00 Sq Ft / 90.61(0) m²
 BASEMENT DEVELOPED AREA (EG) 1,080.00 Sq Ft / 76.61(0) m²
 TOTAL AG/AGC AREA 1,240.00 Sq Ft / 90.61(0) m²

DATE COMPLETED: SEPTEMBER 8 2021
 PROPERTY TYPE: RESIDENTIAL
 CLAY TOP / YORK CALGARY CONNECTION

URBAN MEASUREMENTS PHOTO

KEEPER

The Electronic Drawing Shows the History (Dependent on the Date of Input)
 *All Applicable Data, Coordinates and Measurements are Taken from the Ground and are not to be used for legal purposes.
 *The Electronic Drawing is not a substitute for a physical drawing and is not to be used for legal purposes.
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RestAssured!
 Property Measurements Insured accurate

URBAN MEASUREMENTS PHOTO

Property / Order Information
 Order Address: 138 Bracewood Road SW
 City/Town: Calgary Alberta
 Date Completed: 06/20/24
 Customer Name: Gary Yu
 Company Name: West Calgary Connection
 Customer Ref: 123456789
 Measurement Procedure: RECA 905 / Detailed

Total Measurements (RM)
 Main Level (AG): 1080.00 Sq Ft / 96.61(0) m²
 Total Above Grade (AG) Size: 1240.00 Sq Ft / 96.61(0) m²
 Basement Developed Area (EG): 1080.00 Sq Ft / 96.61(0) m²
 Total AG/AGC Area: 2080.00 Sq Ft / 193.22 m²

Room Dimensions // Main Level
 Constant Ceiling Height: 8'0"
 Living Room: 17'10" x 11'11"
 Kitchen: 12'1" x 12'1"
 Dining Room: 10'2" x 9'8"
 Primary Bedroom: 11'0" x 11'0"
 2 pc. Ensuite Bathroom: 5'0" x 4'11"
 Bedroom Two: 9'5" x 9'0"
 Paper Library: 9'5" x 9'0"
 4 pc. Bathroom: 7'7" x 4'11"
 Balco: 2'10" x 3'8"
 Patch: 6'0" x 2'11"
 Detached Shed (Exterior Dimensions): 8'7" x 8'9"
 Detached Garage (Exterior Dimensions): 22'2" x 18'2"
 Garage Door: 16 x 7'

Room Dimensions // Basement
 Constant Ceiling Height: 7'6"
 Family Room: 16'5" x 14'6"
 Bedroom Four: 11'1" x 9'10"
 Walk in Closet: 6'8" x 3'11"
 Den/Office: 9'8" x 8'8"
 New Cooler Room: 11'5" x 4'5"
 Living Room: 10'8" x 10'8"
 Laundry Room: 10'8" x 10'8"
 3 pc. Bathroom: 6'8" x 4'11"
 Utility Room: 6'0" x 9'8"

Bathroom Count // Pieces
 1 Three Piece (Ensuite)
 1 Three Piece
 1 Four Piece

KEEPER

Over 70,000 properties measured

RM MEASURING | FLOOR PLANS | PHOTOS | MATTERPORT 3D | RENDERINGS | 3D RENDERS | 3D RENDERS | 3D RENDERS

URBAN MEASUREMENTS PHOTO

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