



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11008 BRATON Place, Calgary T2W 1B3**

MLS® #: **A2164923**

Area: **Braeside**

Listing Date: **09/11/24**

List Price: **\$765,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1968**

Lot Information

Lot Sz Ar: **8,492 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,902**  
Low Sqft:  
Ttl Sqft: **1,902**

DOM

**8**  
Layout  
Beds: **5 (4 1 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Irregular Lot,Landscaped,Level,Treed**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Double Vanity,Open Floorplan,See Remarks,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 10`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 12`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 17`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 12`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`7" x 12`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`11" x 12`4"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 8`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`5" x 9`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 17`5"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 7`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`1" x 9`0"</b>
<b>2pc Ensuite bath</b>	<b>Basement</b>	<b>5`7" x 5`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>13`1" x 22`1"</b>

Furnace/Utility Room

Basement

11`1" x 9`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1

5469JK

Remarks

Pub Rmks:

**Step into comfort and convenience with this charming 4-level split home located in the highly sought-after community of Braeside. Ideally situated directly across from Braeside Elementary, this property offers unbeatable proximity to one of the area's top schools. As you enter, a beautiful foyer sets the tone for the rest of the home, leading you up to a spacious and bright living room perfect for family gatherings or relaxing after a long day. The adjacent dining area overlooks your private backyard, ideal for outdoor entertaining. The well-appointed kitchen is a chef's dream, featuring stainless steel appliances, ample counter space, and plenty of cupboards to keep your culinary essentials organized and accessible. On the main level you will find a family room complete with a cozy fireplace with beautiful mantle, adding warmth and charm. This level also has a bedroom (currently used as a home office) and has a 3 piece bathroom and dedicated laundry area. Head upstairs to find three more spacious bedrooms, including a primary suite that offers a restful retreat. A beautifully appointed 5-piece bathroom serves the bedrooms, providing ample space and modern amenities. Head down to the basement to discover an additional bedroom, a large recreation room perfect for family activities or entertaining, and an extra 2-piece ensuite. Outside you can enjoy the privacy of your massive fenced backyard which includes a deck and plenty of space for kids to play and for outdoor relaxation. There is even a secured parking area for your recreational vehicles and toys. A detached double garage completes this fantastic home, offering secure parking and extra storage. Additional noteworthy features include new triple and double pane windows throughout, freshly painted exterior, central air conditioning, and irrigation to back yard. Braeside is a vibrant community with excellent schools, shopping, and a wide range of amenities, ensuring that all your needs are met within a short distance. Don't miss out on this property that combines a prime location with spacious, well-designed living areas. Don't miss your chance to see this one today.**

Inclusions:

Property Listed By:

Hot Tub as is

CIR Realty

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

















