



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11220 BRAXTON Road, Calgary T2W 1C6**

MLS® #: **A2170507**

Area: **Braeside**

Listing Date: **10/03/24**

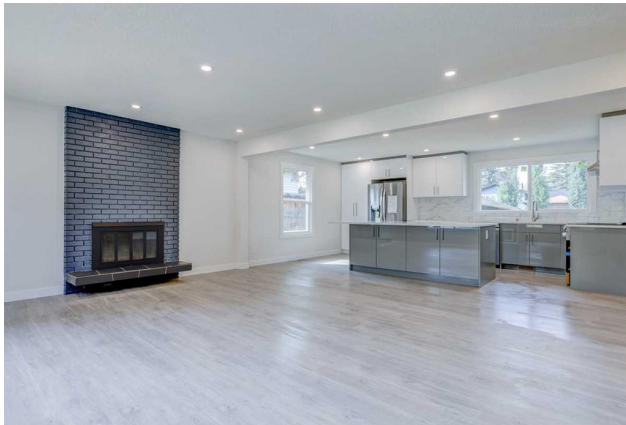
List Price: **\$789,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1971**

Finished Floor Area

Abv Sqft: **1,350**

Low Sqft:

Ttl Sqft: **1,350**

Lot Information

Lot Sz Ar: **6,598 sqft**

Lot Shape:

DOM

**26**

Layout

Beds: **7 (4 3 )**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot**  
Park Feat: **Double Garage Detached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`1" x 8`0"	Bedroom	Main	10`0" x 8`0"
Bedroom	Main	8`0" x 10`0"	4pc Bathroom	Main	7`8" x 4`11"
Bedroom - Primary	Main	11`7" x 13`5"	3pc Ensuite bath	Main	4`11" x 7`6"
Bedroom	Basement	12`6" x 12`10"	Bedroom	Basement	12`11" x 9`5"
Bedroom	Basement	8`6" x 14`11"	4pc Bathroom	Basement	7`3" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**6901JK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: | **7 BEDS | 3 BATHS | 2 KITCHENS | 2 LAUNDRY | DBL TANDEM DETACH GARAGE | DIRECTLY FACING PARK | Welcome to this fully renovated bungalow in the heart of Braeside. This home boasts 7 bedrooms, including 4 upstairs and 3 downstairs, with the primary bedroom featuring a 3-piece ensuite. 2 of the bathrooms are located on the main level and 1 in the fully developed basement. This home offers two modern open-concept kitchens, each with quartz countertop islands, stainless steel appliances, and ample cabinetry for all your storage needs. For added convenience, there are two separate laundry areas, one on each level. The basement has its own separate entrance, providing privacy and easy access to the backyard. Parking is easy with a double tandem garage located at the back of the home, capable of fitting two cars comfortably. Located directly across from a park and playground, this home is perfect for families. Additionally, it is conveniently located close to numerous amenities, including parks, schools, shopping centres, and more. Don't miss out on this incredible opportunity and call your favourite agent for a showing today!**

Inclusions:  
Property Listed By: **Dishwasher x2, Dryer x2, Electric Stove x2, Refrigerator x2, Washer x2  
eXp Realty**

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









