

967 BRACEWOOD Rise, Calgary T2W3E8

MLS®#: A2172196 **Braeside** Listing 10/10/24 List Price: \$669,000 Area:

Status: **Pending** County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type:

Year Built: Lot Information

City/Town: Calgary

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat: Park Feat:

Residential

Detached

1977 Abv Saft: Low Sqft:

Ttl Sqft: 371 sqft

1,006

Finished Floor Area

<u>Parking</u> Ttl Park:

DOM

Layout

Beds:

Baths:

Style:

42

2 Garage Sz: 2

4 (2 2)

2.5 (2 1)

Bungalow

Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot 220 Volt Wiring, Alley Access, Covered, Double Garage Detached, Garage Door Opener, Garage Faces

1,006

Rear, Heated Garage, On Street, Oversized

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 Oven, Built-In Range, Dishwasher, Microwave, Range Hood, Refrigerator

Int Feat: Bar, Open Floorplan

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"
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"
Storage	Basement	8`1" x 7`0"	Bedroom	Basement	9`0" x 11`1"
Living Room	Basement	12`1" x 29`1"	Bedroom	Basement	15`0" x 8`0"
Hall	Basement	18`1" x 3`0"	2pc Bathroom	Basement	6`0" x 7`1"

Storage Basement 2`0" x 3`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-CG

Legal Desc: **7710175**

Remarks

Pub Rmks:

BACK ON THE MARKET! PRICE REDUCTION! 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 2-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 toda

Inclusions: N/A

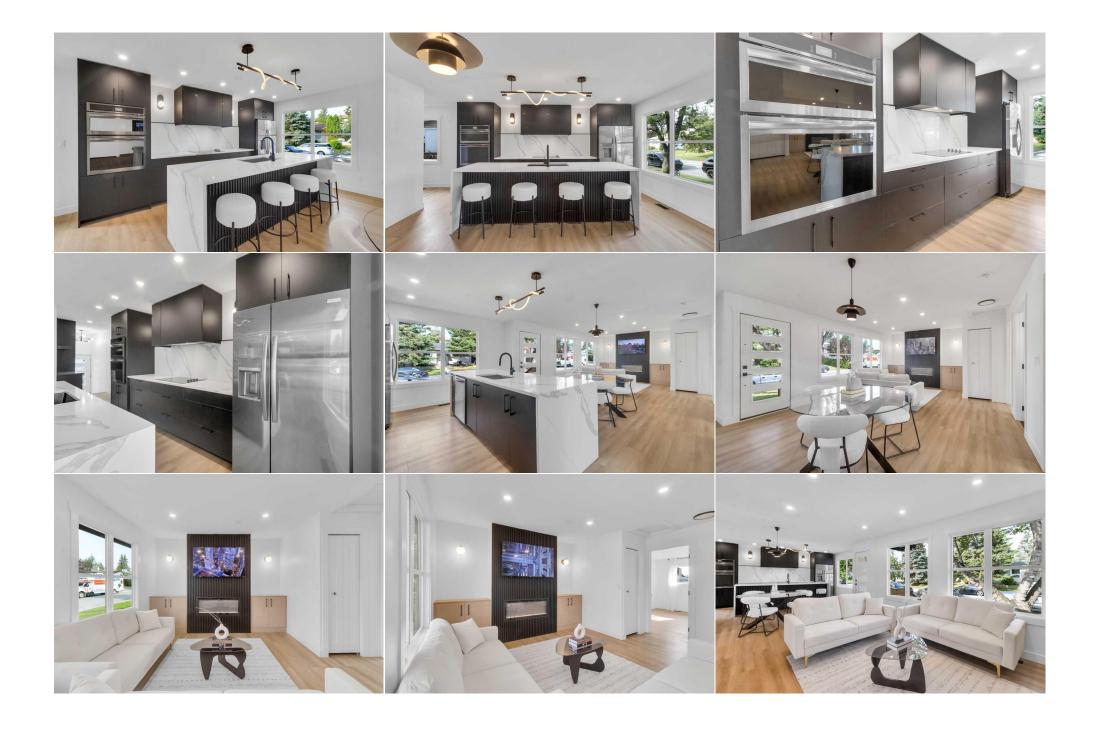
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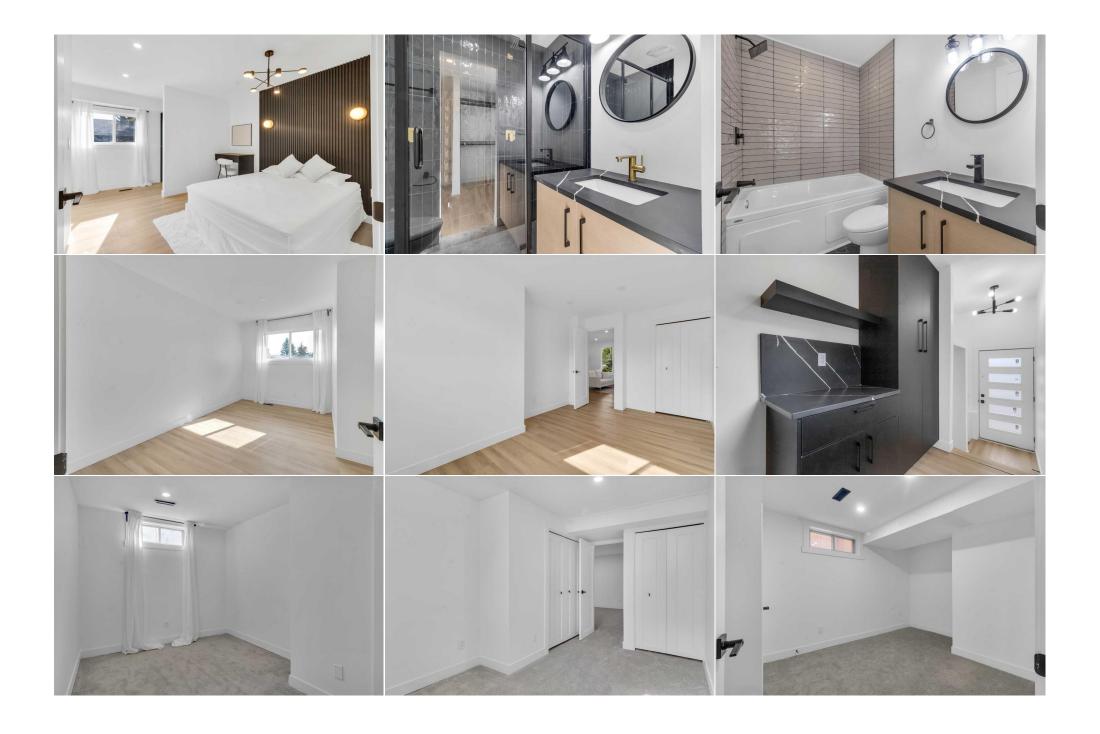
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

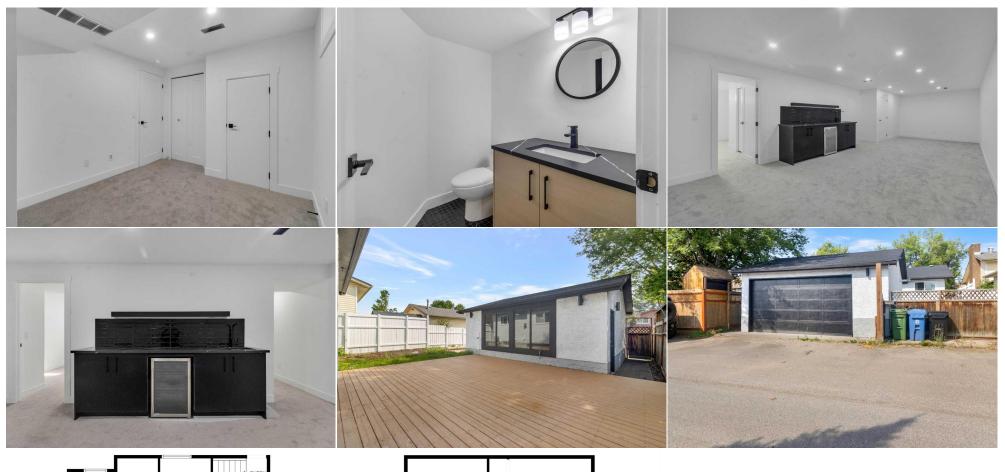


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PRIMARY BEDROOM 15'02ft X 8'04ft



Main

