



THE
A-TEAM

**RE/MAX
FIRST**

967 BRACEWOOD Rise, Calgary T2W3E8

MLS® #: **A2172196** Area: **Braeside** Listing Date: **10/10/24** List Price: **\$669,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **371 sqft**
 Lot Shape:

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

DOM

42
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot**
 Park Feat: **220 Volt Wiring,Alley Access,Covered,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,On Street,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **High Efficiency** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** 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

Room	Level	Dimensions	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"
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"





