



THE
A-TEAM

**RE/MAX
FIRST**

428 BRAE GLEN Crescent, Calgary T2W 1B6

MLS®#: **A2172308**

Area: **Braeside**

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

List Price: **\$499,888**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1972**

Finished Floor Area

Abv Sqft: **1,583**
Low Sqft:
Ttl Sqft: **1,583**

DOM

41
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Corner Lot,Cul-De-Sac,Environmental Reserve,Irregular Lot,Landscaped

Park Feat:

Double Garage Attached,Front Drive,Garage Door Opener,Off Street,Parking Pad,Stall

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 2`11"
Kitchen	Main	12`10" x 9`11"
Living Room	Main	23`0" x 12`3"
Bedroom	Second	10`11" x 8`0"
4pc Bathroom	Second	7`11" x 5`0"
Entrance	Main	16`5" x 3`6"
Family Room	Basement	14`3" x 11`5"

Room	Level	Dimensions
Mud Room	Main	4`2" x 4`2"
Dining Room	Main	11`7" x 9`6"
3pc Bathroom	Second	7`11" x 5`1"
Bedroom	Second	10`11" x 8`0"
Bedroom - Primary	Second	22`11" x 13`6"
Laundry	Main	6`6" x 5`10"
Storage	Basement	7`10" x 4`3"

Furnace/Utility Room

Basement

8`7" x 6`11"

3pc Bathroom
Legal/Tax/Financial

Basement

8`0" x 6`0"

Condo Fee:
\$635

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **8110389**

Remarks

Pub Rmks: ***** BEST LOCATION IN THE COMPLEX - Over 1800 square feet of living space. This is the one! A bright and spacious end unit townhouse next to Braeside Aspen Natural Environment Park with 2 separate parking stalls and room for up to 3 vehicles plus a large double garage. The home has been recently painted, 2 bathroom upgrades, real hardwood and porcelain tile flooring, newer in floor vacuflo system, brand new refrigerator, and a brand new furnace. Front door was replaced this year and windows were done in the past few years as well. The home also offers an hot water on demand. This home also has upgraded lighting to include 11 living room pot lights that work on both switch or smartphone, globe suite lighting so you can set the room to bright white when working, and soft amber lighting to relax. You can set the lights up in christmas colors or in the colors of your favorite sport team, hundred of colors and each bulb can be different or synced. Our spacious master bedroom has a full wall of closet space, and the ensuite includes a spa like shower system that offers an option for rainshower or regular head and has 6 massaging spray jets. The family washroom has a soaker tub and upgraded shower head. The fully developed basement comes with an additional full bathroom. and walk-in closet. The backyard is low maintenance with a great deck that has sun most of the day.**

Inclusions:
Property Listed By: **none
CIR Realty**

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











