

115 BRACEWOOD Way, Calgary T2W 3C3

MLS® #: **A2172877** Area: **Braeside** Listing **10/18/24** List Price: **\$725,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$35k, 19-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1977** Abv Sqft: **1,670**
 Lot Sz Ar: **5,199 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,670**

DOM

96
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **Rain Gutters** Water Source: Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **No Animal Home,Open Floorplan,Quartz Counters,Recessed Lighting,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`4" x 13`4"	Dining Room	Main	12`2" x 11`3"
Kitchen	Main	12`4" x 12`3"	Family Room	Main	17`4" x 12`5"
Bedroom - Primary	Upper	18`5" x 12`0"	Bedroom	Upper	13`8" x 10`0"
Bedroom	Upper	11`9" x 10`0"	Bedroom	Lower	12`0" x 9`8"
Bedroom	Lower	12`9" x 10`6"	Laundry	Lower	8`0" x 7`6"

4pc Bathroom
3pc Bathroom

Upper
Lower

9`10" x 4`11"
8`8" x 5`3"

2pc Bathroom
Furnace/Utility Room
Legal/Tax/Financial

Main
Lower

9`3" x 5`3"

Title:
Fee Simple
Legal Desc:

7710175

Zoning:
R-CG

Remarks

Pub Rmks:

NEW PRICE NOW!! This beautiful RENOVATED 3+2 bedroom 1700 sq ft home, plus finished basement & double attached garage with bright south-facing backyard home is located on a quiet street in the family friendly, amenity rich SW community of Cedarbrae. The professional \$100,000+ renovations include completely refinished full bathroom including new window and another washroom, plus refinished kitchen with new quartz countertops & most new stainless appliances (brand new washer & dryer too), and new paint, new flooring (including LVP) through-out. Other renos include many new windows, new LED lighting, refinished deck with new railing, and new baseboards. Furnace was already a high-efficiency unit and the hot water tank was also recently replaced too. Features of this perfectly placed home include a massive 18 X 12 master bedroom with large closet, two sitting areas, plentiful kitchen cabinetry, and the ample-sized double attached garage with new drywall & paint -- with man-door and another door into the home. From this lovely home, you are minutes from all services including shopping, schools, recreation facilities (incl. Southland Leisure Centre with wave pool and water slides), basketball courts, tennis courts, rinks, soccer fields, other parks including Canyon Meadows Golf Course & Heritage Park at Glenmore Revoir. Further, you're only a couple of kilometres from the new Stoney Trail Ring Road with your beloved Costco across from it. Quickly get ready to enjoy!

Inclusions:
Property Listed By:

n/a
RE/MAX Real Estate (Central)

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











