



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**115 BRACEWOOD Way, Calgary T2W 3C3**

MLS® #: **A2172877**      Area: **Braeside**      Listing Date: **10/18/24**      List Price: **\$760,000**  
 Status: **Active**      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: **5,199 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,670**  
 Low Sqft:  
 Ttl Sqft: **1,670**

DOM

**46**  
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**  
 Heating: **High Efficiency,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Rain Gutters**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 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>
<b>Living Room</b>	<b>Main</b>	<b>18`4" x 13`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`2" x 11`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 12`3"</b>	<b>Family Room</b>	<b>Main</b>	<b>17`4" x 12`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>18`5" x 12`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`8" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 10`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>12`0" x 9`8"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`9" x 10`6"</b>	<b>Laundry</b>	<b>Lower</b>	<b>8`0" x 7`6"</b>

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:

**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 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 -- has 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 Resvoir. 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**

















