



THE
A-TEAM

**RE/MAX
FIRST**

11140 BRAESIDE Drive, Calgary T2W 1C3

MLS®#: **A2173854**

Area: **Braeside**

Listing Date: **10/18/24**

List Price: **\$719,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

Lot Sz Ar: **5,941 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached,RV Access/Parking**

DOM

4

Layout

Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Smart Home,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`11" x 8`6"
Living Room	Main	15`8" x 11`4"
Bedroom - Primary	Main	11`6" x 10`0"
Bedroom	Main	10`6" x 8`6"
3pc Bathroom	Basement	6`0" x 5`0"
Den	Basement	18`6" x 10`4"
Laundry	Basement	21`6" x 13`6"

Room	Level	Dimensions
Dining Room	Main	9`8" x 8`8"
Foyer	Main	9`0" x 3`6"
Bedroom	Main	10`6" x 8`6"
4pc Bathroom	Main	9`0" x 4`11"
Bedroom	Basement	11`0" x 7`8"
Family Room	Basement	19`0" x 12`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

6901JK

Remarks

Pub Rmks: **Great Location!!! This bungalow features 4 bedrooms plus a den with a double-detached garage, and space for your RV. New Washing Machine, Garage Door & Google Nest Thermostat that circulates the air within the home. The Main Level showcases an Open Concept living, 3 bedrooms, 4-pc bathroom, kitchen Island with Quartz countertops, and laminate & tile flooring. The fully finished basement offers 1-bedroom + den & 3-pc bathroom with spacious family room. The private & fenced backyard south-facing has a large deck and firepit to enjoy social gatherings. Close to Schools, Bus Stop, Southland Leisure Centre, and Rockyview Hospital. Call your REALTOR as soon as possible!**

Inclusions:
Property Listed By: **TV wall mounts upon buyer's request
TREC The Real Estate Company**

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









