



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11039 BRAE Road, Calgary T2W 1E2**

MLS®#: **A2179485**

Area: **Braeside**

Listing Date: **11/15/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **6,038 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Garden,Street Lighting,Rectangular Lot**  
Park Feat: **Off Street**

DOM

**5**

Layout

Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **Bungalow**

Parking

Ttl Park: **0**  
Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Linoleum,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 8`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`4" x 9`9"</b>
<b>Family Room</b>	<b>Lower</b>	<b>13`3" x 21`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 12`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 8`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`2"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 15`10"</b>
<b>Game Room</b>	<b>Lower</b>	<b>20`8" x 14`4"</b>
<b>Den</b>	<b>Lower</b>	<b>10`9" x 12`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`7" x 11`4"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>5`5" x 4`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**6246JK**

Remarks

Pub Rmks:

**This beautifully maintained 3-bedroom, 1.5-bathroom home offers the perfect blend of comfort and convenience in the sought-after community of Braeside. Tucked away on a quiet cul-de-sac, it's an ideal choice for first-time homebuyers or those looking to downsize to a low-maintenance, move-in-ready property. With all the major updates already completed, you can enjoy peace of mind knowing the big expenses have been taken care of. The furnace was installed in 2010, the air conditioning system in 2019, and the hot water tank in 2018. The roof was replaced in 2018, and the windows were updated in 2014, ensuring energy efficiency and long-term durability. This home is a blank canvas waiting for you to make it your own. The spacious yard offers endless potential, including the opportunity to add the garage of your dreams. Whether you need extra storage, a workshop, or a place to park your vehicles, this home provides the flexibility to design it your way. Located in Braeside, the home offers unparalleled convenience with quick access to Stoney Trail, 14th Street, and Anderson Road, making commutes and travel effortless. It's close to highly regarded schools, a variety of shopping options, and recreational highlights like the Southland Leisure Centre and the stunning Glenmore Reservoir. For added convenience, the new Costco is just minutes away, perfect for all your shopping needs. Beyond its practicality, this home is a haven of tranquility. Situated on a quiet cul-de-sac, it offers a safe and peaceful environment for families or those looking to enjoy a quieter pace of life. The home has been lovingly cared for over the years and is ready to welcome its next owners. Whether you're starting your homeownership journey or seeking a more manageable space in a vibrant community, this Braeside property is an excellent opportunity. Schedule your viewing today and take the first step toward making it yours!**

Inclusions:  
Property Listed By:

**None**  
**Real Broker**

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













