



THE
A-TEAM

**RE/MAX
FIRST**

11140 BRAESIDE Drive, Calgary T2W 1C3

MLS®#: **A2181956** Area: **Braeside** Listing Date: **12/03/24** List Price: **\$648,888**
 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:

Finished Floor Area
 Abv Sqft: **1,080**
 Low Sqft:
 Ttl Sqft: **1,080**

DOM

18
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

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

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,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	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"
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"
Den	Basement	18`5" x 10`4"	Laundry	Basement	21`6" x 13`6"
3pc Bathroom	Basement	6`0" x 5`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

6901JK

Remarks

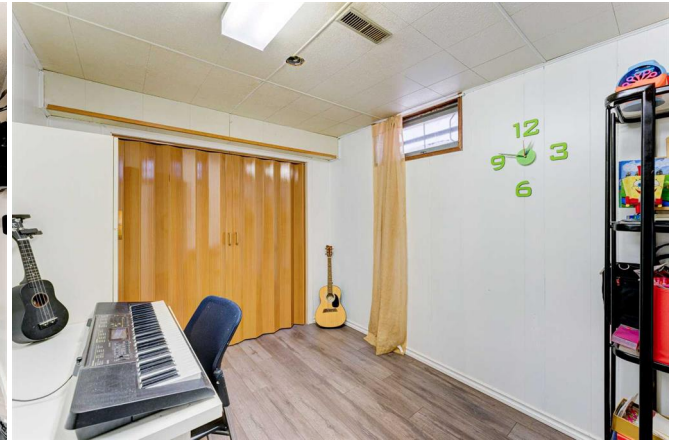
Pub Rmks: **Don't miss out on this exceptional opportunity to own a beautifully maintained and modern bungalow, perfectly located on a main street with a striking contemporary exterior that makes an immediate impression. The house is centrally located, and it feels incredibly calm and private inside, thanks to the efficient windows that enhance the serene atmosphere. This 4-bedroom plus den home offers a spacious layout with a double detached garage and room for your RV. Inside, the main level features an open-concept living area with a bright kitchen complete with a large island and stunning quartz countertops, ideal for family gatherings and entertaining. Three generously sized bedrooms and a 4-piece bathroom, along with durable laminate and tile flooring throughout, create a modern and functional space. The fully finished basement offers additional living space with 1 bedroom, a den, a 3-piece bathroom, and a large family room, perfect for movie nights or as a play area. The private, south-facing backyard is fully fenced, with a large deck and firepit, providing a perfect setting for outdoor social gatherings. Additional features include a new washing machine, garage door, and Google Nest Thermostat that circulates air efficiently throughout the home. Situated just steps from Braeside School and Southland Leisure Centre, and major bus routes, this home is also close to the Rockyview Hospital, offering unbeatable convenience. This modern and well-maintained home is priced to sell, so don't wait! Call your REALTOR® today to schedule a viewing! **Please Note: The home is now vacant, and the photos are before moving out****

Inclusions:
Property Listed By: **TREC The Real Estate Company**

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









11148 BRADSHAW DRIVE SW
 MAIN - 1280.00 SQ. FT. / 100.21 AC
 2ND FLOOR - 1080.00 SQ. FT. / 100.21 AC
 BASEMENT - 1080.00 SQ. FT. / 100.21 AC

JANELINE SAUNDERS
 TREX - THE REAL ESTATE COMPANY

DETACHED SINGLE FAMILY
 SEE ARCHITECTURAL PLAN FOR TO EXTERIOR FOUNDATION

