



THE
A-TEAM

**RE/MAX
FIRST**

11028 BRATON Place, Calgary T2W1B3

MLS®#: **A2187493** Area: **Braeside** Listing Date: **01/14/25** List Price: **\$639,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1968**
Lot Information
 Lot Sz Ar: **5,199 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,146**
 Low Sqft:
 Ttl Sqft: **1,146**

DOM

8
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Landscaped**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Playground,Tennis Court(s)**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Parquet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`9" x 9`9"	Dining Room	Main	10`10" x 8`1"
Kitchen	Main	10`10" x 12`9"	Living Room	Main	17`1" x 16`7"
Bedroom - Primary	Main	26`4" x 11`9"	4pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Lower	0`0" x 0`0"	Bedroom	Lower	7`10" x 10`1"
Bedroom	Lower	8`11" x 11`4"	Laundry	Lower	12`2" x 21`8"
Game Room	Lower	16`8" x 18`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5469JK

Zoning:
R-CG

Remarks

Pub Rmks: **BEST LOCATION in Braeside. Ideally situated directly across from Braeside Elementary on the children's play park side and the Braeside Community Centre. This property has NO homes in front of you and is on a very quiet cul-de-sac. This bi-level features an oversized 2 car garage with a very large yard. The main floor has two bedrooms up, but can easily be converted back to three bedrooms. The master bedroom has a cheater 4-pc ensuite with jetted tub. The living room is bright and open with its large bay window. There is hardwood in the living and master bedroom. To the side of the kitchen there is ample room for a dinner table. Off of the kitchen you'll find an enormous deck with stairs to the yard. Another deck is located off the master bedroom. The basement is fully finished and comes with a family room, a bar, 2 additional bedrooms, 3-pc bathroom, and a large laundry space. This location cannot be beat as it's within walking distance to schools, parks, the leisure centre, shopping, restaurants, pathways and more.**

Inclusions:
Property Listed By: **N/A
Century 21 Bamber Realty LTD.**

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









