

107 BRACEWOOD Road, Calgary T2W3B9

MLS®#:	A2195507	Area:	Braeside	Listing Date:	02/27/25	List Price: \$679,900
Status:	Pending	County:	Calgary	Change:	None	Association: Fort McMurray



eral Information				DOM		
о Туре:	Residential			-0		
Type:	Detached			<u>Layout</u>		
/Town:	Calgary	Finished Floor Ar	ea	Beds:	5 (3 2)	
r Built:	1977	Abv Sqft:	1,155	Baths:	2.5 (2 1)	
Information		Low Sqft:		Style:	Bungalow	
Sz Ar:	5,086 sqft	Ttl Sqft:	1,155			
Shape:				Parking		
				Ttl Park:	2	
				Garage Sz:	2	
ess:						
Feat:	Back Lane,Back Yard,Gazebo,Landscaped,See Remarks					
Feat:	Double Garage Detached,Off Street					

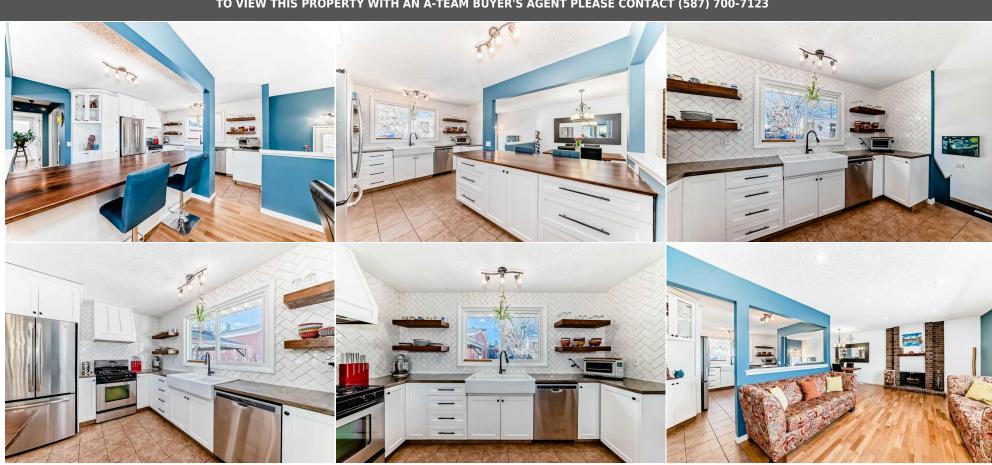
Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air,Natural Gas Garden,Private Yard		Flooring: Hardwood Water Source:	Vinyl Siding,Wood Frame Flooring: Hardwood Water Source:			
			Fnd/Bsmt: Poured Concrete				
Kitchen Appl: Int Feat: Utilities:	Dishwasher,Gas Stov See Remarks	e,Oven,Refrigerator,Washer/Dry					
			Room Information				
<u>Room</u>	Level	Dimensions	<u>Room</u> Legal/Tax/Financial	Level	Dimensions		
Title: Fee Simple		Zoning: R-CG					
Legal Desc:	7710175		Remarks				
Pub Rmks:	Welcome to 107 Bracewood Road SW, a beautifully maintained and spacious 5-bedroom, 2.5 bathroom bungalow in the heart of Braeside. This home has beer						

lovingly cared for, with thoughtful upgrades throughout to enhance convenience and comfort. Step inside to the foyer and find an open and airy living space, highlighted by a wood-burning fireplace perfect for cozy evenings. The kitchen is a dream for any home chef, featuring a natural gas stove, a stunning custom built wood island, an ideal setup for entertaining. The owners have added convenient features such as lighting in the pantry to make everyday living effortless. Additionally, upstairs you'll find three spacious bedrooms and two bathrooms. Make your way down to the fully finished basement which offers two additional bedrooms, a full bathroom, a large living room, and space for a home gym, providing flexibility for guests, work-from-home setups, or a growing family. In addition, there is a wine cellar/extra pantry at the bottom of the stairs and a separate laundry room with more storage space. If you're looking for more options, the basement is also already roughed in for a secondary suite kitchen. Outside, enjoy the east-facing front patio, where you can sip your morning coffee in the sunshine. The west-facing backyard is a true retreat, complete with a deck, screened gazebo (included!), and plenty of space for summer gatherings in your stunning yard or options for the avid gardener. Plus, the new detached heated garage (built with permits and has 220v power) provides secure parking and ladder accessible attic storage space. Located in the desirable, family-friendly community of Braeside, this home is close to parks, schools, shopping, and transit. Don't miss out on this one-of-a-kind property. Schedule your viewing today! gazebo with curtains and screens/ garage door openers

Inclusions: Property Listed By:

CIR Realty



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

