

\$665,000 - 131 Bracewood Road Sw, Calgary

MLS® #A2250487

\$665,000

4 Bedroom, 3.00 Bathroom, 1,154 sqft

Single Family on 0.12 Acres

Braeside, Calgary, Alberta

Welcome to 131 Bracewood Road in the beautiful SW community of Braeside. This beautifully maintained and updated 4 bedroom, 2.5 bathroom bungalow is nestled on a quiet street. Beautiful mature landscaping is evident in the front and rear of the home adding plenty of curb appeal. Step inside to an inviting foyer and an open-concept living space, highlighted by a cozy brick facing wood-burning fireplace—perfect for colder evenings. The well appointed kitchen boasts updated stainless steel appliances, large island with breakfast bar, double wide sink with a window that overlooks your backyard oasis - an ideal setup for both everyday living and entertaining. A dining area off the kitchen ensures there's plenty of room for gatherings. The main level features 3 generous bedrooms, including a primary suite with a private 2 piece ensuite, and a full bathroom. The fully finished basement with BRAND NEW FLOORING adds versatility with a 4th bedroom, a 3 piece bathroom, a large rec room with dry bar, a dry SAUNA, and plenty of space for a home gym, guest retreat, or play area. Step outside to your west-facing stamped concrete patio and bask in the sun, entertain in the lush, mature backyard—a true oasis with plenty of room for outdoor enjoyment and even extra parking - for an RV. The double detached garage is perfect for the hobbyist or those needing extra storage or workspace. A paved back alley adds even more convenience. Braeside is a family-friendly community with easy access to



Fish Creek Park, schools, shopping, transit, and just a short commute to downtown. Don't miss your chance to own this move-in ready bungalow in one of Calgary's most desirable neighbourhoods"schedule your private viewing today! (id:6289)

Built in 1977

Essential Information

Listing #	A2250487
Price	\$665,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,154
Acres	0.12
Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	131 Bracewood Road Sw
Subdivision	Braeside
City	Calgary
Province	Alberta
Postal Code	T2W3B9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, See remarks, Other, Back lane, Sauna
Parking Spaces	2
Parking	Detached Garage, RV
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
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Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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