



**GRASSROOTS**  
REALTY GROUP

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**16 Brookpark Crescent SW**  
**Calgary, Alberta**

**MLS # A2228848**



**\$915,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,494 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Garden, Low Maintenance Landscape, Pri		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sauna, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	1000-gallon aquarium, tropical fish and coral, aquarium maintenance equipment		

Welcome home to 16 Brookpark Crescent SW! This idyllic bungalow on its spacious corner lot is a modern oasis, perfectly located in the family-friendly community of Braeside with easy access to parks, schools, major routes, and plenty of shopping options (Costco is only a 5-minute drive away!). As you take in the serene mature trees and covered patio in the low-maintenance yard with underground sprinklers, new concrete paths lead you up tile steps into the open-concept living and kitchen area, where you can fully appreciate the total renovation of this home, completed in 2021. Many thoughtful and high-end touches throughout over 2,400 square feet of total living space give this home incredible value. The impressive fully-equipped kitchen with a mirrored tile backsplash and large island with quartz countertop features a breakfast bar and dining area. Fully wired for sound with an Elan home audio system throughout the whole house, your living spaces not only give you plenty of space for entertaining, but help you do it in style. You can't miss this home's most unique feature - a large aquarium full of beautiful tropical fish and coral, adding a peaceful touch to your main floor. The huge primary bedroom features heated flooring, a large walk-in closet with built-in shelving and a spa-like bathroom that must be seen to be believed. A camera can't do justice to the master bathroom, where you can rinse the day away in a massive steam shower with its custom heated tile bench, or take a soak in the tub. Automatic-lighting steps illuminate your way to the fully finished basement, where you'll find a movie theatre room, a bedroom, full bathroom/laundry room and great room, all with heated flooring (yes, that includes the carpeted rooms)! An air conditioner, water softener, humidifier, new styrofoam insulation and Hardie board siding (2024) help you

make sure you're comfortable in all of Calgary's seasons! Don't miss your opportunity to view this peaceful home that offers the perfect blend of value and luxury.