



**GRASSROOTS**  
REALTY GROUP

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**48 Brabourne Rise SW**  
**Calgary, Alberta**

**MLS # A2242815**



**\$780,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,328 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Treed		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Partial

**Exterior:** Composite Siding, Stone, Wood Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** N/A

This spacious 2500 sq ft, four-level split home offers both functional and versatile living spaces, ideal for a variety of family lifestyles. This beautifully updated and meticulously maintained home, is nestled in a quiet cul-de-sac in the highly desirable community of Braeside. Upon entering, you're greeted by a bright, open layout that seamlessly connects the living room, dining area with an oversized kitchen island—perfect for both everyday living and entertaining. The kitchen boasts quartz countertops and updated stainless steel appliances, while the adjacent private backyard oasis features a large deck with a canopy, lush green space for children to play, and six stunning Elm trees that provide both privacy and natural beauty. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a three-piece ensuite and a four-piece bathroom that serves the remaining two bedrooms. A few steps down from the kitchen leads to a cozy family room with a wood-burning fireplace, a convenient half bath, and a flexible room ideal as a home office or guest bedroom. The functional mudroom off the garage includes a stackable washer and dryer. The fully developed basement offers a spacious recreation area—perfect for a home gym, games room, or additional family space—as well as ample storage and a 555 sq. ft. crawlspace. Additional highlights include brand new 2 way opening European windows and high-end screens throughout the home. Lovingly cared for over the years, this exceptional Braeside home is located close to schools, shopping, and all essential amenities. Don't miss your chance to make this gem your own—book your private showing today!