



GRASSROOTS
REALTY GROUP

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51 Brookpark Crescent SW
Calgary, Alberta

MLS # A2244762



\$649,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,309 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Off Str		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Garden, La		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

If you've been searching for a home that truly stands out both inside and out, this is the one. Tucked onto a beautifully oversized pie-shaped lot, this charming bungalow offers incredible curb appeal, a front facing double garage with driveway parking and one of the most remarkable yards you'll come across in your search. The sense of privacy and tranquility is immediate as you approach the home. Between the house and garage, a peaceful front patio offers the perfect shaded retreat, ideal for your morning coffee or a quiet evening escape, while the sunny south west facing backyard invites hours of outdoor enjoyment. Meticulously landscaped with mature trees and lush greenery, the yard also features a spacious covered patio for dining and entertaining, open grassy areas for play and a powered, insulated playhouse that sparks imagination. Rough-ins are in place for a future hot tub and the layout of the yard offers beauty, function, and flexibility in every season. Inside, you'll find a spacious dining area overlooking the front yard, complete with vaulted ceilings, a cozy wood burning fireplace and large windows outfitted with Hunter Douglas blinds to let in natural light while offering privacy. The central kitchen features white cabinetry, a central island with sit-up seating and the same vaulted ceilings that carry into the sunken living room. This light-filled space has access to the covered patio and a separate back entrance that leads directly to the basement, making it an ideal setup for guests or future suite development (with city approval). The main floor has three bedrooms, including a generously sized primary with a 2-piece ensuite, a shared 4-piece bathroom and plenty of closet storage. The finished basement includes a large rec room with a new egress window, a den space that could easily be opened up, a gym area and a spacious utility/laundry room.

With thoughtful updates over the years including windows, siding, roof, eaves, cedar entryway, furnace, hot water tank, and patio door, this home is move-in ready. Centrally located with quick access to major routes and just minutes from Southland Leisure Centre, Costco, Southland Mall, schools and more, this is a rare opportunity to own a home with features like this and packed with potential to build on them.