



**GRASSROOTS**  
REALTY GROUP

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**151 Brookgreen Drive SW**  
**Calgary, Alberta**

**MLS # A2245365**



**\$749,998**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,171 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Double Garage Detached, Garage Faces		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	High Efficiency, Forced Air, Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Vaulted Ceiling(s)		

**Inclusions:** Fridge & Stove in the Basement

Exceptional Location & Unmatched Value in Braeside Estates! Discover this fully upgraded, timeless 4-level split with over 2200 SQFT of Living Space , nestled on a private corner lot in one of Calgary's most established communities. This sun-filled home is designed to impress, featuring soaring vaulted ceilings, hand-scraped African Taun hardwood, and a custom chef's kitchen with rich "mushroom" millwork, granite countertops, an island, and a 48" gas range with Viking hood. With four spacious bedrooms and three full bathrooms, this home offers space for the whole family, including a generous primary suite with private ensuite. The walkout basement includes a separate entrance and full kitchen, ideal for multigenerational living or rental income. Comfort meets efficiency with a high-efficiency modular furnace, heat pump, central A/C, and triple-pane gas-permeable windows. The exterior features durable James Hardie siding with cedar shake accents, and the oversized double garage is EV-ready with a 50A breaker and Level 2 charger. Step outside to a west-facing pressure-treated deck and a professionally landscaped yard, perfect for relaxing or entertaining. Located within walking distance to Southland Leisure Centre, Glenmore Reservoir, the Bow River Pathway, and top-rated schools like Braeside Elementary, John Ware Junior High, and Henry Wise Wood High School (with IB & GATE programs), this move-in ready home combines luxury, functionality, and lasting value in a highly sought-after neighborhood.