



GRASSROOTS
REALTY GROUP

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687 Brookpark Drive SW
Calgary, Alberta

MLS # A2249774



\$589,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,191 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, On Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Soaking Tub, Storage		

Inclusions: N/A

Beautifully located in Braeside Estates, this fully finished bi-level offers over 2,150 sq. ft. of developed living space with 4 bedrooms and 2.5 bathrooms. Set on a large lot just steps from parks, ball diamonds, and Braeside Elementary, you'll also enjoy quick access to Southland Leisure Centre, shopping, major transit lines, and the community's treed pathway system right out your backyard. Inside, the main floor has been updated and feels bright and inviting. The renovated kitchen features gleaming white cabinetry, granite counters, stainless steel appliances, and a dark slate tile backsplash, with a window over the sink and direct access to the rear deck for summer BBQs. The living room offers low-maintenance maple hardwood flooring and a cozy wood-burning fireplace, while the dining area easily accommodates a full-sized table. Upstairs you'll find three good-sized bedrooms, including a primary retreat with 2-piece ensuite, plus a fully renovated main bath with slate tile and a deep soaker tub. The finished lower level expands your living space with a large rec room, den, a spacious 4th bedroom, and a fully renovated 4-piece bathroom. A generous laundry/mechanical room provides plenty of storage. Outside, the side driveway parks up to three vehicles and leads to a west- and south-facing backyard with a deck, brick patio, mature trees, and a storage shed. Fully fenced, this yard is private and has room for a future garage.