



GRASSROOTS
REALTY GROUP

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32 Brookpark Rise SW
Calgary, Alberta

MLS # A2253392



\$765,000

Division:	Braeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,842 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.19 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Heat Pump	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Sump Pump(s), Walk-In Closet(s), Wet Bar		

Inclusions: Smart Thermostat, Solar Panels and Battery System, Shelving in Basement (all), Shed, Raised Garden Beds

| SOLAR POWERED | PIE LOT IN QUIET CUL-DE-SAC | GARDENER'S PARADISE | Perfect for families, this 6-BEDROOM home in Braeside offers the rare combination of ENERGY EFFICIENCY, thoughtful upgrades, and a backyard retreat that feels like your own private oasis. Step inside to a bright, inviting living room with a SUNNY BAY WINDOW and beautiful HARDWOOD floors that flow into the dining area. The kitchen impresses with GRANITE countertops, soft-close cabinetry, stainless steel appliances, undermount lighting, a LARGE EATING BAR with tons of additional cabinetry, and a welcoming breakfast nook that overlooks the backyard—perfect for everyday living. Just off the kitchen, the family room with stone FIREPLACE and BUILT-INS opens to a deck and the expansive OVERSIZED pie-shaped lot. The main floor also includes a 4th BEDROOM that works perfectly for family, an office, or guest space, plus a convenient LAUNDRY area and a stylish 2-piece powder room. Upstairs you'll find 3 spacious bedrooms, including a PRIMARY RETREAT with walk-in closet and ensuite. The DEVELOPED LOWER LEVEL features a large rec space with wet bar, 2 MORE BEDROOMS ideal for family, guests or hobby area, and a 3-piece bath. Outside, enjoy your GARDENER'S PARADISE—complete with raised beds, a variety of FRUIT TREES (plums, cherry, and grapes on the vines to name just a few), and mature landscaping that creates a private, PARK-LIKE SETTING. There's still plenty of room to relax on the DECK while watching the kids play. With a 36-PANEL SOLAR POWER SYSTEM (2024) and 14,100 kW, your home will save you money and GENERATE INCOME with surplus power sold back to the grid. Other UPDATES include R40 BLOWN-IN insulation, NEW FURNACE

AND HEAT PUMPS creating DUAL HEAT/COOLING system, NEWER ROOF (2018), UPGRADED ELECTRICAL PANEL to 200 amp and even a 240 EV Charger in garage. This home is as EFFICIENT as it is beautiful. This home also boasts a FANTASTIC LOCATION—all within easy distance to schools, Southland Leisure Centre, shopping, parks, and just minutes to Rockyview Hospital, Fish Creek Park, and GLENMORE RESERVOIR. DON'T MISS OUT!