



GRASSROOTS
REALTY GROUP

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11151 Braeside Drive SW
Calgary, Alberta

MLS # A2258814



\$574,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	964 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Wet Bar		

Inclusions: None

Charming 4 Bedroom home with oversized detached garage in the desirable Braeside. Ideally located just steps from schools, parks, and everyday amenities, this beautifully crafted home offers the perfect blend of comfort, style, and convenience. The main level welcomes you with hardwood flooring and modern neutral tones, flowing effortlessly through a spacious living room and bright dining area—ideal for both relaxing and entertaining. The sunlit kitchen overlooks the expansive backyard and large deck, creating the perfect setting for summer BBQs and outdoor gatherings. You'll find two well appointed bedrooms on the main floor, while the fully developed basement adds incredible versatility with two additional bedrooms, a 3-piece bathroom, dedicated laundry area, ample storage, and a generous rec room complete with a wet bar—perfect for movie nights or hosting guests. Topped off with an oversized detached garage and situated in a sought-after, family-friendly community, this home checks all the boxes. Don't miss your chance to view this Braeside gem—book your showing today!