



GRASSROOTS
REALTY GROUP

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972 Bracewood Rise SW
Calgary, Alberta

MLS # A2260191



\$725,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,229 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Fully renovated bungalow offering over 2,300 sq. ft. of developed living space in the heart of Braeside. This home has been extensively updated with all new PEX plumbing throughout, a new kitchen with quartz countertops and stainless steel appliances, fully renovated bathrooms, new flooring, fresh paint, updated lighting and much more! The main floor provides over 1,220 sq. ft., featuring 3 bedrooms and 2 full bathrooms in a bright, open layout and MAIN FLOOR LAUNDRY. The lower level has a SEPERATE entrance and includes an illegal suite with an additional 1,120 sq. ft., complete with 2 bedrooms, 1 bathroom, a second kitchen, large living room and it's own laundry. The oversized 23.3 ft x 23.5 ft detached garage is heated with natural gas, making it ideal for year-round comfort. Conveniently located less than 5 km from Costco, Stoney Trail, and major shopping amenities, with schools, parks, and transit nearby. A turnkey property with excellent flexibility for families or investors.