

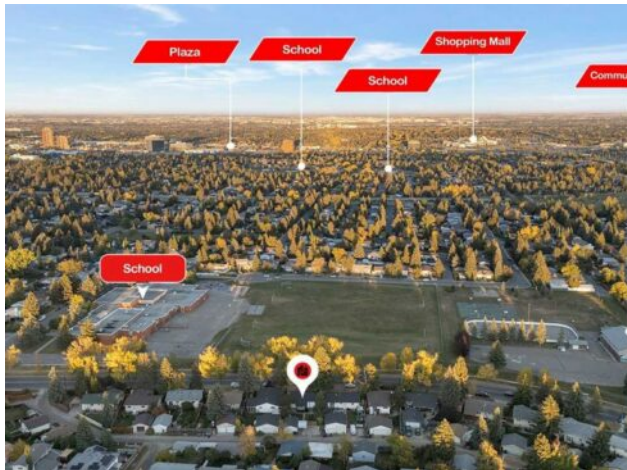


GRASSROOTS
REALTY GROUP

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11003 Braeside Drive SW
Calgary, Alberta

MLS # A2260813



\$739,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,208 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	3
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

FRONTING ON GREEN SPACE!! FULLY RENOVATED BUNGALOW!! 2100+ SQFT OF LIVING SPACE!! 4 BEDROOMS!! 3 FULL BATHS!! UPGRADES INCLUDE: UPDATED LANDSCAPING - NEW GARAGE DOORS - FULLY REFRESHED SUNROOM WITH HEATING - NEW WINDOWS - MASTER BEDROOM WITH FULL BATH - WET BAR IN BASEMENT!! Step inside to a bright living area with a cozy fireplace that flows seamlessly into the dining space and a custom kitchen featuring STAINLESS STEEL APPLIANCES, WATERFALL COUNTERTOP, and modern finishes. The main floor offers 2 bedrooms including a spacious PRIMARY BEDROOM with WALK-IN CLOSET and 3PC ENSUITE BATH, plus another bedroom and full 4PC bath. A SUNROOM with backyard access completes the main level. The lower level is designed for flexibility with a HUGE REC ROOM, electric fireplace, wet bar with bar fridge, 2 bedrooms, a 3PC bath, and laundry. Outside, enjoy a private backyard with patio and a SINGLE DETACHED GARAGE. This Braeside bungalow is more than a home – it's a perfect blend of MODERN UPDATES, FUNCTIONAL SPACE, and a PEACEFUL GREEN SPACE SETTING!