



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**488 Bracewood Crescent SW
Calgary, Alberta**

MLS # A2261944



\$649,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

Rare location backing onto a park that features a brand new playground! Located in a quiet cul-de-sac, this unique 3 bedroom bungalow features an opportunity to live or rent up, as the lower level has a "LEGAL" 2 bedroom suite! The main level is inviting and spacious, with its large living room and 3 bedrooms, plus 2 bathrooms! The updated kitchen overlooks the stunning backyard, garden and deck. Enjoy the sunny west-facing composite oversized deck from both the dedicated dining space and the primary bedroom (a retractable awning gives shade). The master suite has patio doors that lead onto the sunny deck and it also has an ensuite bathroom. Main floor laundry is another unique feature. The Legal basement suite showcases 2 bedrooms, a full kitchen and large living room / full bathroom. New carpet and Luxury Vinyl Plank flooring. Separate washer and dryer for suite. Newer furnace and hot water tank, new electrical panel! The garage is heated and provides a workshop area. Paved alley. This home is close to all amenities including restaurants, services, Southland Leisure Centre, schools and parks. With easy access to Stoney Trail and 14th street, you are close to amenities in any direction.