



GRASSROOTS
REALTY GROUP

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169 Braniff Crescent SW
Calgary, Alberta

MLS # A2276509



\$749,900

Division:	Braeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,625 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, Granite Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound		

Inclusions: Shed, Trampoline, Play Structure, Pergola

Situated on a large lot in Braeside and offering over 2,400 sq ft of finished living space, this 4 bedroom, 4 bathroom home is perfect for growing families looking for a quiet family friendly neighbourhood, close to schools and all amenities! The cool colour pallet and recessed lighting make this home nice and bright. Triple pane windows, knockdown ceilings, built-in speakers and central air thru-out. The main floor has a large living room with gas fireplace that opens on the main dining area, hardwood floors, a 2 pc bath and mudroom (updated 2022) . The kitchen is well appointed with stainless steel appliances, breakfast bar, stainless steel apron front sink and tons of storage. The upper level has 3 nice sized bedrooms and a 4 pc bath. The primary is complete with large walk-in closet and ensuite with oversized walk-in shower. The basement was finished in 2022 complete with a 4th bedroom, 4 pc bath, laundry room and large rec room. A new radon system was installed in 2025. The huge NE facing back yard is perfect for outdoor living featuring a patio with pergola (2023) as well as a 2 level deck of the kitchen, perfect for grilling and entertaining. There is an oversized gate to utilize the backyard space for additional parking. There is a single attached front drive garage and driveway with room for 2 additional vehicles. Close to the Canyon Meadows & Willow Park Golf Courses, Fish Creek and Tazo Costco, steps to Braeside off leash area & easy access to 14 St, Anderson Rd and Stoney Trail Ring Road. Minutes to Rockyview General Hospital & Chinook Centre.