



GRASSROOTS
REALTY GROUP

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**208 Bracewood Road SW
Calgary, Alberta**

MLS # A2280350



\$539,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,015 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Front Drive, Gravel Driveway, On Street, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Storage		

Inclusions: Fridge in the basement, Electric Stove in the Basement.

Located in the family-friendly community of Braeside, this charming bungalow offers functional lay out with total of 4 bedrooms, and 2 bathrooms, and over 1,880 square feet of developed space-well suited for families of all sizes seeking comfort and versatility. Step inside through front bright and spacious main floor. A generous living room greets you with a large window that fills the space with natural light and a flexible family. The kitchen is bright and spacious featuring another large window, with stainless steel appliance's, tiled back splash, and with tiled flooring. Ample cupboard and countertop space, with a spacious nook for casual meals or morning coffee. Nearby, a mud room provides convenient access to the huge SOUTH FACING BACK YARD. Three main floor bedrooms are all good-sized feature laminate flooring, and a spacious updated 4pc bath. The lower level is SUITED (illegal) with SEPERATE SIDE ENTRANCE, spacious living space with a large rec room, newer carpet, and a large bedroom. A good-sized full kitchen with plenty of cabinet space, and a Convenient 3pc bath. Freshly painted throughout in neutral colors, plenty of storage space, and a newer hot water tank. Step outside into a large sunny, south- facing backyard, with tons of space for lounging and entertaining your family and friends. Tons of convenient parking space that accumulates 6 vehicles along with enough space to park your RV-Boat. Amazing friendly Community Center-with an outdoor rink, -is just a short walk away. Families will appreciate the proximity to Braeside Elementary, John Ware Jr High, St. Benedict, and other nearby Schools. Recreational options include the Southland Leisure Center, and a South Glenmore Park, offering everything from spray park and a boat launch to tennis courts, a playground, pump track and access to the Glenmore Reservoir's extensive

pathways system. Two strip malls are short walk away, with Glenmore Landing and the Shops at Buffalo Run-including Costco-just minutes further, plus easy access to major ring roads. Amazing property in a Friendly Community come take a Look!!