



GRASSROOTS
REALTY GROUP

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10507 Bradbury Drive SW
Calgary, Alberta

MLS # A2280981



\$824,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,901 sq.ft.	Age:	1910 (116 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bathroom Rough-in, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, French Door, Recessed Lighting

Inclusions: Pool Table , Grand Piano ; Pictures of the original farmhouse, ranch blueprints and documents (all are nice keepsakes); Hot Tub (as-is)

Once in a lifetime opportunity to own a truly irreplaceable piece of Calgary history. Originally the homestead of A.E. Cross and later the site of the original Braeside Farms, this is a property that simply cannot be replicated. Set on one of the largest lots in Braeside (14.5 acre), this 2,901 sq. ft. bungalow is the largest bungalow ever offered in the community. Located on a quiet street on a raised lot with low-maintenance stucco exterior, the home offers exceptional curb appeal and privacy. Inside, original character has been carefully preserved and complemented by thoughtful updates over time. Fir detailing, slate tile, and hardwood flooring run throughout the main level. The front living room features the original floor-to-ceiling river stone fireplace, while a fir-paneled parlor provides a perfect home office or sitting room. The kitchen has been tastefully updated with white cabinetry, subway tile backsplash, updated counters, coffered ceiling, and stainless steel appliances including a gas range. Adjacent family and dining rooms boast both rich with original fir walls and detailing ideal for everyday living and entertaining. The dining room also features a third original fireplace, built-ins, and garden doors leading to the backyard. Three bedrooms are located on the main floor, including a spacious primary retreat with a third fireplace and spa-style ensuite with glass shower and jetted soaker tub. A second full bathroom, heated solarium, and large main-floor laundry room add flexibility and function. The fully developed lower level includes a fourth bedroom with adjacent 4-piece ensuite, a unique library with built-in shelving and reading nook, media room, and a flexible exercise or office space. Outside, the oversized private yard is a true highlight, featuring a large deck, mature trees and landscaping, ample lawn space, concrete sports pad, and white PVC fencing. An

over-height double detached garage completes the property. Numerous updates have been completed over the years, including bathrooms, multiple high-efficiency furnaces, hot water tanks, roof replacement, and modernized finishes, all while preserving the home's historic charm. A rare combination of history, scale, lot size, and character, this is one of Braeside's most iconic homes ever to come to market. Please email realtor if you would like the virtual walkthrough and/or floorplan, but must be seen in person to see it's full grandeur.