



**959 Bracewood Rise SW  
Calgary, Alberta**

**MLS # A2289112**



**\$679,800**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,486 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** N/A

HOME SWEET HOME! Prepare to be blown away by this exquisite, FRESHLY UPDATED bungalow located in the family friendly and sought-after SW community of Braeside! This magnificent, amazingly renovated home offers tremendous curb appeal, a spacious lot and a breathtaking open concept floor plan complete with 4 bedrooms, 3 bathrooms and over 2,950+ SQFT of flawless, stylish living space throughout complimented by charming original character. Heading inside you will immediately notice the beautiful décor and pride of ownership. The main level features a chef's kitchen with stainless-steel appliances, ample countertop space and tons of cabinet space, a spacious dining room that's perfect for hosting dinner parties and the chic living room flooded in natural sunlight complimented by a cozy gas burning fireplace and a stylish accent wall. Completing the main floor is a spacious family room, 4 piece bathroom, 2 great-sized bedrooms and the massive primary retreat with a tons of closet space and an elegant, spa-like 4 piece bathroom. Heading in to the fully finished basement you will find a large recreation/ living room area perfect for a growing family, a 4th bedroom, 3 piece bathroom, den/office, storage room and laundry room. EXTENSIVE HOME UPGRADES include asphalt roof (2014), deck & railing (2022, repainted last year), fence (2025 Re-stained), front windows & pillar (2025, new insulation to bay window), upstairs windows (2022, triple pane), bay window new glass and reseal (2022), insulation in attic (2023, R50), flooring (2024, Luxury Vinyl Plank), blinds/curtains (2022), kitchen (refreshed), ensuite bathroom (2024, renovated & bidet installed), basement carpet (2021), basement bathroom (2021) and electrical fixtures (2022). Outside you will find a detached garage and the fully fenced backyard that is beautifully manicured with a

large deck. Close to all major amenities including Fish Creek Provincial Park, Glenmore reservoir, Southland Leisure Centre, playgrounds, schools, shopping, public transportation and major roadways. Don't miss out on this GEM, book your private viewing today!