



11016 Braton Place SW
Calgary, Alberta

MLS # A2292154



\$669,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,006 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating: Central, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Aluminum Siding , Stucco, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to 11016 Braeside Drive SW, located on a quiet cul-de-sac in the heart of Braeside. This well-maintained bi-level home has seen many upgrades over the years, including an updated kitchen with stainless steel appliances and an open-concept layout perfect for everyday living and entertaining. Step outside to the awesome side deck, which leads to the large backyard, complete with a mature apple tree. The property also features a 22x22 oversized heated garage plus a front carport offering plenty of parking. The main level is filled with natural light and overlooks the school field, creating a peaceful park-like setting. Three bedrooms and a full 4-piece bathroom complete the main floor. The fully developed basement includes a large recreation room, an additional bedroom, and a 3-piece bathroom, providing plenty of extra living space. Book your private showing today.