



13, 10457 19 Street SW
Calgary, Alberta

MLS # A2295331



\$479,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,368 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Greenbelt, Landscaped, Level, Many Trees, Paved, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 547
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Vacuum system, Desk with drawers, 2nd Refrigerator, Subwoofer& Speakers for TV Sound System, TV wall mount, Shed and shelving unit in carport.

Welcome to BRANDY LANE an exceptional complex where homes rarely come to market! This beautifully RENOVATED 2-bedroom, 2.5-bathroom townhome is tucked away in one of Braeside's best-kept secrets. Located in a QUIET CUL-DE-SAC surrounded by mature trees, this home offers a rare blend of mid-century architectural charm, modern updates, exceptional privacy, and an unbeatable location just MINUTES FROM FISH CREEK PARK and the GLENMORE RESERVOIR Step inside and you will immediately notice the natural light streaming through the WEST-FACING WINDOWS. The inviting living room features a cozy gas fireplace with stunning floor-to-ceiling marble tile perfect for relaxing or entertaining. The fully renovated kitchen is both stylish and functional, offering ample cabinetry, newer appliances, and granite countertops. It flows into the dining area, with sliding patio doors leading to a LARGE PRIVATE WEST FACING BACK DECK, an entertainer's dream with tranquil views of the surrounding green space. The main floor is thoughtfully completed with a convenient 2-piece powder room. Upstairs, the primary suite offers a true retreat with a bright, open feel, floor-to-ceiling windows, two large closets, and an ensuite featuring dual cultured marble sinks. The second bedroom is spacious and showcases floor-to-ceiling windows. A versatile home office with soaring ceilings completes the upper level perfect for today's lifestyle. The fully finished lower level includes a generous games room (currently used as an art studio), a workshop, laundry area, and a third bathroom. Additional highlights include a carport with parking for two vehicles, and a storage shed with shelving. With its unique layout, designer updates, and unbeatable location, this is far from your average townhome. Opportunities like this in Brandy Lane are rare

do not miss your chance to experience the lifestyle this special property has to offer. Brandy Lane is an exceptionally well-maintained townhouse complex in the heart of Braeside. The nearby Southland Leisure Centre offers something for everyone, including a wave pool, ice arenas, gymnasium, fitness facilities, and programs for all ages. You are also within walking distance to Braeside, St. Benedict, and John Ware schools. Outdoor enthusiasts will love the easy access to South Glenmore Park, featuring a spray park, picnic areas, tennis courts, and the Glenmore Sailing Club. Just minutes away are Rockyview General Hospital, Heritage Park, the Glenmore Reservoir pathway system, and Fish Creek Provincial Park. Shopping is convenient with Glenmore Landing, Southcentre Mall, Shops at Buffalo Run, and Southwood Corner all nearby. Commuting is a breeze with quick access to Southland Drive, Stoney Trail.