



**15 Brookmere Place SW
Calgary, Alberta**

MLS # A2297215



\$849,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,332 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: additional fridge, microwave, gas range, washer/dryer

For more information, please click the "More Information" button. Welcome to this Custom Fully Remodeled Luxury Bungalow on a massive lot in the heart of Braeside. This stunning home boasts impeccable curb appeal with every detail finished to the highest quality. The exterior features new Hardie board siding, new Concrete landscaping with a grand entrance front deck area. As you step inside you are greeted with an abundance of natural light from the new oversized windows. The spacious and bright open concept floor plan features Premium 7" wide Luxury Vinyl Plank flooring that flows seamlessly throughout the main floor complimented with a modern wood burning Glass Fireplace. The new chef's inspired gourmet kitchen is a true centerpiece featuring New S/S Appliances, Quartz Countertops with an Elegant Hexagon Marble backsplash and a massive Island with double functional storage on either side. Custom Solid Wood Maple Cabinetry compliments the kitchens, bathrooms, and entry way throughout the entire home. Adjacent is a generous dining area perfect for family and friend gatherings. The spacious master bedroom oasis retreat features a new oversized window. A custom 4 Piece ensuite with double sinks, an oversized Luxurious shower and walk-in-closet. Also, all bedrooms are furnished with custom closet solutions which significantly increase storage and functionality. Additionally, the main floor boasts 2 more spacious bedrooms, an elegant 4 piece main bathroom with floor to ceiling cabinetry for added storage with an upstairs laundry for convenience. The lower level has a separate entrance with an fully finished illegal basement suite which includes: a full kitchen with S/S appliances, 2 generous sized bedrooms, oversized new windows and a gorgeous 3-piece bathroom complimented with a secondary laundry facility. Additionally, there

is a new 2 stage high-efficiency furnace and 60G high-efficiency hot water tank. There is side yard access for vehicle entry into the massive backyard featuring a patio area with a custom fire pit. Don't miss out on this exceptional beautiful property that combines luxury and functionality in a prime location.