



**264 Bracewood Road SW
Calgary, Alberta**

MLS # A2125351



\$599,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1977 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Parquet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

Fantastic opportunity to live in a great neighborhood! This fully developed 3 +1 bedroom Bungalow is in a good location with no neighbors behind. The main floor features an open concept with a large living with a corner gas fireplace, galley style kitchen with views into the backyard, 3 good sized bedroom and a full 4pc bathroom. The lower level was previously an illegal suite and has lots of potential with a separate entrance, bedroom, den, bathroom, wet bar area (kitchen rough in in place) sprinkler system already installed and a free standing wood burning fireplace. There is plenty of additional storage in the shared laundry room and the mechanical room. Oversized 2 car detached garage great for multiple vehicles or as a shop and still plenty of room for additional parking on the driveway. The main level was recently updated and includes new windows, kitchen, bathroom, flooring, paint, lighting, interior doors, base & casing. Roof was also recently replaced. All this on a fully fenced and landscaped lot with plenty of room for kids or to entertain and enjoy the warm weather ahead. Just move in and enjoy!