



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11377 Braeside Drive SW
Calgary, Alberta

MLS # A2130296



\$759,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,562 sq.ft.	Age:	1979 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Dog Run Fenced In, Garden, Private		

Heating:	Floor Furnace	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: none

Over 3000 sq ft of Finished Living Space | Interior & Exterior Renovations. From its modern curb appeal to the presence of mature trees, this residence offers a welcoming first impression that sets the tone for the exceptional living within. Step inside to discover a meticulously renovated sanctuary, both beautiful and functional. An open and airy floor plan invites you into a space filled with upscale finishes and an abundance of natural light that dances through the home all day long. The heart of this home is its kitchen, finished with high gloss soft close cabinets that provide ample storage. The elegant QUARTZ backsplash complements the high end stainless steel appliances, creating a space that is as stylish as it is functional. A wood-burning fireplace adds a touch of coziness to the main living area, perfect for gathering with loved ones. The main level boasts 3 bedrooms, including a master retreat complete with its own ensuite bathroom. Descending to the finished basement, you'll find a large family room featuring another wood-burning fireplace and a convenient wet bar, ideal for entertaining guests. Two more bedrooms and a luxurious 4-piece ensuite bathroom offer comfort and convenience. Outside, the fully fenced private backyard is a haven for summer BBQs and outdoor gatherings. A double attached garage, along with space for 2 more vehicles on the driveway, ensures ample parking for you and your guests. Located in the family-friendly neighborhood of Braeside, this home is surrounded by excellent schools and abundant green spaces. Check out 3D tour.