



**7 Brookpark Crescent SW
Calgary, Alberta**

MLS # A2136175



\$640,000

Division:	Braeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,495 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to your dream family home nestled in the esteemed estate area of Braeside! This captivating 2-storey residence is tailor-made for young families seeking the perfect blend of comfort and style. Situated just moments away from the idyllic Braeside Park, the vibrant Southland Leisure Centre, and convenient shopping centers, this location ensures that entertainment, recreation, and everyday essentials are always within easy reach. Step inside and discover the heart of the home - a beautifully appointed kitchen featuring elegant granite countertops, perfect for both culinary adventures and casual family meals. With a brand-new furnace, hot water tank, and A/C unit, comfort and efficiency are guaranteed year-round, ensuring a cozy retreat for your loved ones in every season. Ascend the stairs to find three generously sized bedrooms, including a luxurious primary suite complete with a sprawling walk-in closet - ideal for storing all your family's essentials. The upper level is complemented by an updated bathroom, blending style with functionality to meet the needs of modern family life. Outside, the magic continues with a spacious backyard - a true rarity in this sought-after area, offering endless possibilities for outdoor fun, from lively summer barbecues to serene evenings under the stars. And for those with hobbies or storage needs, the oversized double garage provides ample space for vehicles, tools, and more. With a fully finished interior awaiting your personal touch, this property is ready to welcome you and your family home. Don't miss out on the opportunity to experience the very best of Braeside living. Schedule your viewing today and prepare to embark on a new chapter of family bliss in this enchanting community!