



45, 10401 19 Street SW
Calgary, Alberta

MLS # A2145511



\$529,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,527 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 524
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Sauna, Walk-In Closet(s)		

Inclusions: N/A

Welcome to fantastic 4-level split townhouse in heart of the SW community of Braeside, Calgary. This beautifully architecturally designed open concept home boasts over 1600 sqft of living space; offering a perfect blend of comfort, style and functionality for whole family. An open-plan layout creates a seamless flow throughout the home while the open riser-stairs enhance the airy sunny feel. An updated kitchen features a convenient eating bar- perfect for casual dining or parties. It also features a handy pass-through window to the adjacent dining room, making serving meals a breeze. Enjoy cooking with sunny large south-facing windows that flood the space with natural light-creating a warm and inviting atmosphere within your abode. The living room is a true focal point, boasting a vaulted ceiling and a stunning floor-to-ceiling stone surrounded wooden fireplace; creating a cozy ambient atmosphere for all your pleasant evenings. Hand-finished hardwood flooring graces the main living areas of the home, adding a touch of elegance, durability and master piece. Step outside to your own private retreat - a large deck surrounded by towering pines, offering a parklike setting for relaxation or outdoor gatherings for parties. The home offers three spacious bedrooms, providing ample space for the whole family and guests. With 2 full baths plus 1 half bath, morning routines will be a breeze. The primary bedroom features oversized large windows looking into the pine trees surrounding the home, a cozy reading nook, a walk-in closet and one of the three full bathrooms. Additional features include an attached garage spacious enough for an SUV with additional large outside parking which fit truck. In the corner of garage, you can find a handmade wooden cedar sauna which is perfect for unwinding after a long day. Located in close walking proximity to Southland Leisure Centre, schools, parks

include Glenmore reservoir, shopping plaza, and other services; this home offers convenience at your doorstep. Easy quick driving access to Stoney Trail, Southland Dr, 14th street, Macleod Trail and Anderson Road ensures and commute to anywhere in the city and near proximity to downtown of Calgary. Don't miss out on this fantastic opportunity to own a beautiful home in Braeside- book your private showing today!