



**956 Bracewood Rise SW  
Calgary, Alberta**

**MLS # A2151472**



**\$798,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,155 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Vinyl Windows

**Inclusions:** N/A

| OPEN HOUSE SAT AUG 24 12-3PM | Welcome to the beautiful community of Braeside. This extensively renovated 5 bed 3 bath home boasts over 2000 sqft of living space and has features that are rare to find all in one property. This corner lot home features a double attached garage as well as a beautifully garden lined front yard that provides ample privacy for you to enjoy your firepit. If that's not enough space the massive west facing backyard is also available, fully fenced and landscaped. On the upper level you'll be greeted by a large great room featuring a massive electric fireplace and a modern kitchen that features all-new appliances and a large kitchen island that also maximizes storage. The remainder of the upper level features 3 bedrooms, and 2 full bathrooms with one attached to the master suite. The main floor also boasts its own laundry. The lower level boasts a full basement suite (illegal), every window is massive and allows in tons of natural light. The lower level features a full kitchen, large living are, a large full bathroom, and two massive bedrooms with huge windows. This home needs to be seen to be truly appreciated. It checks off a lot of boxes that are rare to find all in one property and will not last long.