



**967 Bracewood Rise SW  
Calgary, Alberta**

**MLS # A2157082**



**\$699,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,007 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Alley Access, Covered, Double Garage Attached, Garage Do		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Open Floorplan		

**Inclusions:** None

Welcome to 967 Bracewood Rise SW, a masterfully renovated bungalow that redefines modern living in the desirable Braeside community. This exceptional home, with over 2,000 square feet of total living space, is designed to impress with its high-end finishes, thoughtful updates, and prime location. Upon entering, you'll immediately notice the abundance of natural light streaming through the new, larger high-efficiency windows on the front fascia, enhancing the home's energy efficiency while offering beautiful views of the front yard. The main level is both spacious and inviting, featuring a luxurious primary bedroom with a serene 4-piece ensuite bathroom. An additional bedroom and a well-appointed 3-piece bathroom ensure comfort and convenience for family and guests. The gourmet kitchen is a standout feature, equipped with premium plywood cabinetry, a striking waterfall island, and a top-tier Frigidaire Gallery appliance package. Whether you're a culinary enthusiast or enjoy casual dining, this kitchen provides the perfect space to create and entertain. The fully finished basement expands the home's living space, offering a large, open area ideal for entertaining or relaxing. It includes two additional bedrooms, making it perfect for extended family stays or a home office setup. The basement also boasts a wet bar and a stylish 3-piece bathroom. Outside, the property offers a host of additional features. The detached heated garage is not only practical but also comes pre-wired for electric vehicle charging with a 220V plug-in. The backyard is a rare find, providing ample space for RV or boat parking, making this home a perfect fit for adventure enthusiasts. Located just minutes from Stoney Trail and Anderson Road, this home is ideally positioned near parks, schools, and shopping plazas, offering both luxury and convenience.

Don't miss the chance to own this stunning Braeside bungalow that perfectly balances modern upgrades with practical amenities. Book your private showing today and experience all this exceptional home has to offer.