



GRASSROOTS
REALTY GROUP

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12, 10001 Brookpark Boulevard SW
Calgary, Alberta

MLS # A2195666



\$475,000

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,333 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Recessed Lighting		

Inclusions:	N/A
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Welcome to this inviting 3-bedroom, 2.5-bathroom home in the desirable community of Braeside. Thoughtfully updated, this bright and welcoming space offers both comfort and functionality. Step inside to a spacious foyer leading to a well-designed main floor featuring a modern kitchen with a wrap-around island, perfect for meal prep or entertaining. The open-concept living and dining area provides a seamless flow, making it ideal for gatherings. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a private 2-piece ensuite, as well as a full 4-piece bathroom. The fully finished basement offers a large rec/living room, providing extra space for relaxation, a home office, or a play area. Enjoy the low-maintenance front yard and a private backyard with a patio, perfect for outdoor living. With both a garage and pad parking out front, there's ample space for vehicles. Located in a fantastic neighborhood close to parks, schools, shopping, and transit, this home is move-in ready and waiting for you!