

131 Bracewood Road SW
Calgary, Alberta

MLS # A2223754



\$715,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,154 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, Laminate Counters, Sauna, See Remarks, Storage		

Inclusions: N/A

OPEN HOUSE SATURDAY & SUNDAY JUNE 14/15 2-4PM!!!! ****BACK ON MARKET DUE TO FINANCING**** QUICK POSSESSION AVAILABLE & SELLERS ARE MOTIVATED! Welcome to 131 Bracewood Road in the beautiful SW community of Braeside. This beautifully maintained and updated 4 bedroom, 2.5 bathroom bungalow is nestled on a quiet street. Beautiful mature landscaping is evident in the front and rear of the home adding plenty of curb appeal. Step inside to an inviting foyer and an open-concept living space, highlighted by a cozy brick facing wood-burning fireplace—perfect for colder evenings. The well appointed kitchen boasts updated stainless steel appliances, large island with breakfast bar, double wide sink with a window that overlooks your backyard oasis - an ideal setup for both everyday living and entertaining. A dining area off the kitchen ensures there's plenty of room for gatherings. The main level features 3 generous bedrooms, including a primary suite with a private 2 piece ensuite, and a full bathroom. The fully finished basement adds versatility with a 4th bedroom, a 3 piece bathroom, a large rec room with dry bar, a wood sauna, and plenty of space for a home gym, guest retreat, or play area. Step outside to your west-facing stamped concrete patio and bask in the evening sun, entertain in the lush, mature backyard—a true oasis with plenty of room for outdoor enjoyment and even RV parking. The double detached garage is perfect for the hobbyist or those needing extra storage or workspace. A paved back alley adds even more convenience. Braeside is a family-friendly community with easy access to Fish Creek Park, schools, shopping, transit, and just a short commute to downtown. Don't miss your chance to own this move-in ready bungalow in one of Calgary's most desirable neighbourhoods—schedule your

private viewing today!