

**972 Bracewood Rise SW**  
**Calgary, Alberta**

**MLS # A2260191**



**\$710,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Braeside               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,229 sq.ft.           | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |                                                                   |                   |      |
|--------------------|-------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl                                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows |                   |      |

**Inclusions:** N/A

Fully renovated bungalow offering over 2,300 sq. ft. of developed living space in the heart of Braeside. This home has been extensively updated with all new PEX plumbing throughout, a new kitchen with quartz countertops and stainless steel appliances, fully renovated bathrooms, new flooring, fresh paint, updated lighting and much more! The main floor provides over 1,220 sq. ft., featuring 3 bedrooms and 2 full bathrooms in a bright, open layout and MAIN FLOOR LAUNDRY. The lower level has a SEPERATE entrance and includes an illegal suite with an additional 1,120 sq. ft., complete with 2 bedrooms, 1 bathroom, a second kitchen, large living room and it's own laundry. The oversized 23.3 ft x 23.5 ft detached garage is heated with natural gas, making it ideal for year-round comfort. Conveniently located less than 5 km from Costco, Stoney Trail, and major shopping amenities, with schools, parks, and transit nearby. A turnkey property with excellent flexibility for families or investors.