



**956 Bracewood Rise SW  
Calgary, Alberta**

**MLS # A2299539**



**\$709,800**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

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

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows

**Inclusions:** N/A

HOME SWEET HOME! Welcome to your dreamy new home and smart investment opportunity in the heart of the family friendly and sought-after SW community of Braeside! From the moment you walk through the door, you can see how this EXQUISITELY RENOVATED BI LEVEL HOME WITH AN ILLEGAL 2 BEDROOM SUITE has been thoughtfully set up to maximize both comfort and income potential. Perfectly located on a CORNER LOT WITH ALLEY ACCESS from the side and rear on a generous 54 x 100 FT LOT, it offers flexibility for tenants, future development and strong long term investment potential. Upstairs, you are welcomed into a BRIGHT OPEN LIVING SPACE filled with natural light and sophisticated accents and decor, where a MODERN OPEN KITCHEN with STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS and a stylish QUARTZ ISLAND with a breakfast bar flows seamlessly into the main living area, anchored by an EXTRA LARGE ELECTRIC FIREPLACE that creates a warm and inviting feel. The upper level is complete with a primary bedroom with a spa-like 4 piece ensuite, 2 BEDROOMS and a FULL BATHROOM, making it ideal for a growing family. Downstairs features your fully developed, illegal BASEMENT SUITE designed to be a potential MORTGAGE HELPER featuring 2 ADDITIONAL BEDROOMS, a FULL BATHROOM, a LARGE OPEN KITCHEN with full appliances and its own comfortable living space with a COZY BRICK FIREPLACE. There is SEPARATE LAUNDRY for both levels and a SEPARATE SIDE ENTRANCE THROUGH THE GARAGE providing direct access to the basement, each space feels independent, functional and ideal for rental or multi generational living. You will appreciate the EXTENSIVE UPDATES including NEW WINDOWS AND SLIDING DOOR, VINYL PLANK FLOORING,

FRESH PAINT, UPDATED TUBS, HARDWARE AND FAUCETS, and improved exterior air vents all done in 2024, along with a ROOF (approximately 2019) and a NEW GARAGE DOOR (2026). Outside, is your private oasis with a FULLY FENCED YARD offering a FRONT FIRE PIT AREA with a beautiful garden and a spacious and fenced backyard, while the ATTACHED DOUBLE GARAGE adds everyday convenience. Unbeatable location just minutes from schools, parks, South Glenmore Park, Glenmore Reservoir with easy access to walking paths, Fish Creek Provincial Park, Southland Leisure Centre, playgrounds, shopping, public transportation and major roadways. this location supports both lifestyle and long term value. This is an incredible opportunity for all home buyers, investors and those who are interested in living up and renting downstairs. MUST VIEW! Don't miss out on this GEM, book your private viewing today! Please note some rooms are Virtually Staged.