



GRASSROOTS

REALTY GROUP

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**20 Brampton Crescent SW
Calgary, Alberta**

MLS # A2308810



\$669,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,159 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Walk-In Closet(s)		

Inclusions: Large mirror - living room, shelving units x 3 - laundry room, tire rack - garage, tool storage - garage wall, moveable shelves x 4 -garage

Welcome to this lovingly maintained Braeside home, situated on a quiet street directly across from a playground - the kind of neighbourhood where great neighbours and a true sense of community come with the address. Pride of ownership is evident from the moment you pull up, with great curb appeal setting the tone. Inside, the laminate flooring flows through the main living areas, anchored by a generous kitchen with plenty of room to cook and gather and a warm living room with a classic wood-burning fireplace. You’ll also notice the updated vinyl windows throughout that welcome an abundance of natural light throughout the day. Head down the hallway to find three well-proportioned bedrooms: the primary suite is generously sized with space for a king-sized bed and two additional bedrooms, great for kids bedrooms, home office, or walk-in closet. The finished basement is a true bonus, offering a large rec area perfect for movie nights or a playroom. The basement also includes a fourth bedroom and second bathroom, making this a great space for visiting guests. The basement is rounded out with a large dedicated laundry room plus ample storage. Step outside to a lovely backyard, great for BBQing and gathering around the fire with friends. Last but certainly not least, this property comes with an oversized detached garage that will not disappoint, including a new garage door! This one is the full package! *CHECK OUT THE VIRTUAL TOUR LINK*