GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7 Brookpark Bay SW
Calgary, Alberta

MLS # A2317135

$875,000

Division:	Braeside		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,119 sq.ft.	**Age:**	1976 (50 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Ya		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Beamed Ceilings, Central Vacuum, Chandelier, High Ceilings, Solar Tube(s), Storage		

Inclusions: garden shed

OPEN HOUSE SUN JUNE 14th 2-4PM | Braeside’s finest! Truly a legacy family property to cherish for generations. Situated on an oversized lot next to greenspace, this impressive two-storey estate style home is large, updated and move-in ready. Located in an idyllic cul-de-sac surrounded by mature greenspace and close to parks, playgrounds and amenities the location is unrivalled. The lot is private and encircled by matures trees and walkways. The front entry area of the home offers a South-facing Spanish-style courtyard perfect for entertaining and soaking in the sun. Inside you are greeted by coveted, expansive 14-foot vaulted wood beam ceilings, recently refinished narrow plank white oak hardwood, and a floor to ceiling brick wood burning fireplace. The main floor plan is open and bright allowing for seamless living. The kitchen looks onto the fenced backyard and connects conveniently to both the dining room and kitchen nook both with the same vantages. The sunken living room is cozy with a marble ensconced wood burning fireplace and bright with access via large sliding glass doors to the backyard patio area. Tucked discretely off the living area is a half bath and formal laundry/mudroom that connects directly the double attached garage. Upstairs offers everything for modern family life including a generous primary retreat with very own office nook or nursery and ensuite bathroom while two other bedrooms share a second four-piece bathroom. The basement offers additional square footage for all your needs and includes a fourth bedroom for guests, wet bar, rec room and ample storage options. The home feels special the moment you enter. Prime location, extraordinary private lot, double car attached garage, large square footage and exceptional floorplan. Experience it for yourself and book a private viewing before it’s too late.

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