



**444 Bracewood Crescent SW
Calgary, Alberta**

MLS # A2317915



\$779,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	3
Garage:	On Street, See Remarks, Single Garage Detached, Workshop in Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Garden, Landscaped, Private, Treed, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: Soft Tub - Negotiable, Lion Water feature, all shelving in the garage / shop

This tastefully updated 5-bedroom, 3-bathroom, 1,400 sq. ft. bungalow sits on a large pie-shaped lot surrounded by mature trees on a quiet crescent in Braeside. Blending modern comfort with the feel of a country retreat, this home offers over 2,676 sq. ft. of developed living space. The main floor features a spacious living room with a cozy fireplace and a massive beautifully updated kitchen and dining area complete with modern shaker cabinetry, granite countertops, Italian tile backsplash, farmhouse sink, and stainless steel appliances. The primary bedroom includes double closets and an updated 3 piece ensuite. Two additional bedrooms and a 4 piece bathroom complete the main level. The fully developed lower level is designed for entertaining and everyday living, offering a large family room / exercise area, two additional bedrooms, a 4 piece bathroom, laundry room, and utility room. The park-like backyard is fully fenced and exceptionally private, featuring a two-tier deck, lower patio with a SaluSpa hot tub, mature landscaping, raised garden beds, and a grassy area ideal for kids or pets. The 24' x 16' insulated and heated garage has been converted into a workshop, and there is a separate shed for garden tools. Recent upgrades include: Furnace & Hot Water Tank (2020), Roof & Hardie board siding (2019), Deck extension (2021), West-side wood fence (2022), Ensuite renovation (2025), and New luxury vinyl plank flooring in the basement (2025). Enjoy this quiet, family friendly community that is close to schools, parks, the Glenmore Reservoir, transit, shopping, restaurants, Fish Creek Park, and the Southland Leisure Centre.