



**GRASSROOTS**

REALTY GROUP

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**36, 10001 Brookpark Boulevard SW  
Calgary, Alberta**

**MLS # A2319950**



**\$449,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Braeside  |               |                   |
| <b>Type:</b>     | Residential/Other   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 652 sq.ft.  | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Driveway, Single Garage Attached                                  |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Greenbelt, Landscaped, Private |               |                   |

|                    |                                 |                   |          |
|--------------------|---------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate                | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 476   |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Wood Frame, Wood Siding  | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Granite Counters, Vinyl Windows |                   |          |

**Inclusions:** None

Rare one of kind unit is sought after Braeburn Village. This updated Bi-Level is on one of the best locations in the complex. A spacious end unit siding onto a treed green space. From the moment you arrive you will appreciate the location and the attention to details. A warm and inviting front entrance welcomes you into the home. The main level features an open layout with a large living room area with a wood burning fireplace, spacious renovated kitchen with lots of cabinet space, island, upgraded appliances, granite counter tops & backsplash, and a breakfast nook with beautiful viewings into the private yard. A 2 pc powder room and secluded den/office complete the main level. The lower level is fully developed and features a large primary bedroom with french doors, updated 4 pc bathroom, a 2nd bedroom and spacious laundry/utility room. This home has seen many updates including paint throughout, bathrooms, kitchen, flooring, hot water tank, roof, windows, exterior & interior doors, base/casing & crown moldings, just to name a few. Single attached garage with access directly into the home. All this on a private, fenced, landscaped & treed corner lot with a beautiful spacious yard. This home has been lovingly maintained, and shows it's pride of ownership!