



**115 Brookgreen Drive SW
Calgary, Alberta**

MLS # A2320467



\$895,000

| | | | |
|------------------|----------------------------------------------------------|---------------|-------------------|
| Division: | Braeside | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,818 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Few Trees, Rectangular Lot | | |

| | | | |
|--------------------|-----------------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Storage | | |

Inclusions: Built-in-microwave, A/C

Welcome to 115 Brookgreen Drive SW, a stunningly reimagined home in the heart of prestigious Braeside Estates, where timeless European-inspired design meets modern luxury. Situated on a rare 6,436 sq.ft. lot, this fully renovated 5-bedroom residence offers over 2,782 sq.ft. of total refined living space and a level of finish rarely found in the area. From the moment you enter, you’ll appreciate the elegant French-European craftsmanship, custom millwork, designer lighting, and floating shelves that create a sophisticated yet warm atmosphere. The showpiece kitchen is designed for both everyday living and entertaining, featuring premium finishes, built-in microwave and oven, and seamless flow into the main living areas. Upstairs, spacious bedrooms provide comfort for the entire family, while the fully developed basement expands your living space with 2 additional bedrooms, a massive recreation/gaming room, and a stylish wet bar complete with bar fridge—perfect for hosting friends, movie nights, or multi-generational living. Enjoy year-round comfort with central air conditioning, and step outside to a beautifully sized backyard backing into a private walkway offering endless possibilities for outdoor enjoyment. Location is equally impressive. Just three blocks from South Glenmore Park and the Glenmore Reservoir, you’ll enjoy quick access to Calgary’s extensive pathway network, parks, cycling trails, and recreation. Braeside is known for its mature tree-lined streets, strong community feel, proximity to Fish Creek Park, and convenient access to major roadways, transit, shopping, and recreation facilities. Nearby amenities include Southland Leisure Centre, Glenmore Landing, Southcentre Mall, and a variety of highly regarded schools.