



**228 Brookgreen Drive SW
Calgary, Alberta**

MLS # A2321186



\$699,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,629 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Garage Remote. In Basement: Washer, Dryer, Refrigerator, Freezer, Water Softener

Welcome to this exceptional bungalow offering OVER 1,600 SQ FT. of beautifully maintained living space on a large lot in the highly sought-after, family-friendly community of Braeside. Nestled on a quiet, tree-lined street and PRICED BELOW \$700K, this home combines outstanding curb appeal, extensive updates, and incredible future potential. The beautifully manicured front yard creates a lasting first impression, while the bright and inviting interior is filled with natural light. Hardwood flooring flows throughout the main level with no carpet, creating a warm and timeless feel. The spacious living room features a stunning gas fireplace with an elegant surround, perfect for relaxing or entertaining. The renovated kitchen is a standout feature, boasting granite countertops, abundant cabinetry, and quality finishes throughout. The spacious primary retreat offers a large walk-in closet and a well-appointed ensuite complete with double sinks and granite counters. Two additional bedrooms and a second full bathroom provide plenty of space for family and guests. Comfort and convenience continue with central air conditioning, new washer and dryer, and NUMEROUS MAJOR UPDATES including triple-pane windows (2016), furnace replacement (2017 and recently serviced), full kitchen renovation (2017), and fencing (2018). Outside, enjoy the low-maintenance deck overlooking the private backyard. Car enthusiasts, hobbyists, and those needing extra parking will appreciate the OVERSIZED 24' x 24' DOUBLE DETACHED GARAGE and the massive 90+ foot driveway with room for up to eight vehicles, RVs, trailers, or recreational toys. The undeveloped basement offers outstanding future development potential, featuring three large windows and ample space to customize to your needs. Ideally located with quick access to Stoney Trail and just minutes from

shopping, dining, recreation, and schools, including Calgary Co-op, Boston Pizza, Tim Hortons, Southland Leisure Centre, and Braeside School (K-6). This rare combination of size, updates, parking, and location makes this home an exceptional opportunity in one of southwest Calgary's most established communities.