



**10220 Brookpark Boulevard SW
Calgary, Alberta**

MLS # A2323510



\$675,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,216 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, Low Maintenance Landscape, No Back Lane, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	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, See Remarks		

Inclusions: Hot tub (believed to be working but hasn't been used in several years - "as is"), snow blower, TV and mount in living room, bbq & smoker, fish tank, home gym, Arlo 4k Security Cameras.

Well situated on a quiet street in Braeside Estates and backing onto the community pathway system, this spacious home has been lovingly maintained by the same owner for more than 25 years and offers an exceptional opportunity! Numerous updates have been completed over the years including brand new Hardie Board siding (\$35,000, completed this year), roof shingles (approximately 7 years old), hot water tank (2020), some newer windows, and more. The renovated main floor features a beautiful kitchen with gorgeous granite countertops and premium appliances including a Wolf gas range, and the inviting living room is anchored by a cozy wood burning fireplace. The main level is host to three bedrooms including a spacious primary retreat with dual closets, garden doors leading to the backyard and hot tub, and direct access to the large main bathroom. The back entrance provides convenient access to the partially finished lower level which is ready for your finishing touches with only drywall ceilings and flooring remaining. It offers a guest room, full bathroom, den, spacious family room with a gas fireplace and built in cabinetry, plus plenty of storage. The oversized 22' x 26' garage provides abundant shelving and room for projects, and the low maintenance backyard lets you spend more time relaxing and less time on yard work. Other notable features include central air conditioning and a water softener. Call your favorite Realtor today to book your private viewing!