



GRASSROOTS
REALTY GROUP

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43 Brabourne Mews SW
Calgary, Alberta

MLS # A2329453



\$615,000

Division:	Braeside		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,832 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, No Back Lane, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home		

Inclusions: Mirror in 4 pc Bathroom

Pride of ownership shines throughout this beautifully maintained home, lovingly cared for by the same owners for 43 years! This four-level split offers 1,832 sq. ft. of comfortable above-grade living space across 3 levels and delivers exceptional value. Wonderful curb appeal welcomes you, complete with off-street parking for 2 vehicles. Step inside to a spacious foyer and with hardwood flooring throughout the main level. The traditional living room and adjoining dining room provide the perfect setting for large family gatherings and entertaining. Garden doors lead to a professionally finished enclosed porch that extends your living space through the spring and summer months. Originally designed as a hot tub room, it has been transformed into a versatile retreat—ideal for morning coffee, afternoon tea, casual summer dinners, or family games nights. The bright, spacious kitchen features tasteful cosmetic upgrades and overlooks the private backyard and sports court. Just a few steps down, the inviting main floor family room showcases gleaming hardwood floors, a beautiful brick masonry fireplace, and a full feature wall of custom cabinetry and shelving. This level also includes the convenience of the laundry room and a three-piece bathroom. Upstairs, you'll find two comfortable bedrooms, a 4-piece main bathroom and the primary bedroom with its own 2-piece ensuite. The fully developed fourth level offers flexible living space with a large recreation room, currently used as a music room, plus a spacious storage and hobby room that was previously a fourth bedroom (window is not to egress). The mechanical and utility room provides additional storage. Designed with family fun in mind, the backyard is a true highlight. Step down from the porch to a spacious deck that easily accommodates a full patio furniture set. An adjoining sports court features additional seating, a

dedicated BBQ area, and a basketball hoop. A newer 6' fence and mature trees create a private, park-like setting that's perfect for children, entertaining, or simply relaxing outdoors. Numerous major updates have already been completed, including the roof, skylights and siding (2018), along with the furnace, hot water tank and central air conditioning (2023). Situated on an oversized 6,000 sq. ft. lot in a quiet cul-de-sac, this property backs onto a greenspace and walkway in the heart of Braeside. Walk to the elementary school and community centre, 5 minutes to Southland Leisure Centre, and explore the shops and restaurants at Buffalo Run on the Tsuut'ina Nation. You're also just a short bike ride from the pathways of Fish Creek Park and the Glenmore Reservoir. A wonderful family home in an outstanding location—offering exceptional value and an opportunity not to be missed! Truly an investment in lifestyle and real estate!