



GRASSROOTS
REALTY GROUP

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11335 Braeside Drive SW
Calgary, Alberta

MLS # A2331242



\$625,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,127 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, No Animal Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Central Vac is in "as-is" condition

Welcome to this exceptional family home in the heart of desirable Braeside! With fresh paint on the main floor including ceiling and cabinets this home is now ready for it's new family! Cherished by its current owner for over 30 years, this property is perfectly positioned directly across from a community playground and backs onto a walking path. Situated within a playground zone, you'll enjoy peaceful, slow-moving traffic and ultimate peace of mind. This classic bi-level layout is designed to maximize natural light throughout. Step up to the main level, where a spacious living room greets you with soaring vaulted ceilings, warm south-facing windows, and a cozy wood-burning brick fireplace. The functional kitchen comes equipped with a moveable granite island, a breakfast nook, and direct access to a private, low-maintenance 2-tier vinyl deck—your ideal summer retreat overlooking the backyard and walking path. The kitchen connects beautifully to the formal dining room, while the rest of this level hosts three comfortable bedrooms, highlighted by a primary suite complete with a renovated 3-piece ensuite. The fully developed lower level takes full advantage of the bi-level architecture, flooded with massive windows that completely eliminate that "basement" feel. Fully renovated in 2011, this bright lower level features a family room, a separate dedicated recreation room perfect for movie nights or a pool table, a large guest bedroom, and a full 4-piece bathroom. Even chores are elevated in the oversized, sunlit laundry room, which features a practical wash tub and ample space to keep drying racks and ironing boards set up permanently. High-quality triple-pane windows throughout main floor add immense energy efficiency and quiet comfort. Outside, the front-drive setup provides exceptional parking and hobby space, featuring a double detached garage equipped with

a built-in workbench. Combining an unbeatable park-side location, an incredibly functional layout, and unparalleled convenience to schools, transit, and shopping, this Braeside gem is ready for its next chapter!