



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

70 Brae Glen Lane SW
Calgary, Alberta

MLS # A2332250



\$439,000

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,665 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Driveway, Garage Door Opener, Off Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn, Private		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 740
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Metal Siding , Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Cubby shelf in basement excluding the baskets

Situated in the wonderful SW Calgary community of Braeside, this beautifully updated townhouse delivers style, functionality, and exceptional value. Step inside from the attached garage to a bright, open layout featuring a custom 2018 kitchen complete with premium KitchenAid stainless steel appliances, dual lazy susans, an oversized under-mount sink, soft-close cabinetry, pull-out storage, and a sunny breakfast nook overlooking the wonderful private west-facing backyard complete with a lush green lawn and beautiful flowers that bloom year after year. The spacious dining room flows seamlessly into the open-to-above living room, which boasts a wall of natural light and smart custom lighting controls. Upstairs, soaring vaulted ceilings elevate the entire level, including a magnificent primary bedroom retreat with 2 piece ensuite bath. Two additional generous bedrooms and a refreshed 4-piece bath complete the upper floor, featuring a standard bathtub and shower combination. The finished lower level offers a versatile rec room ideal for a media area or gym, a functional laundry space featuring a premium front-load LG steam washer and dryer set from 2018 complete with a delicates drying rack, excellent storage, and mechanical systems including a Heil furnace and a Rheem hot water tank both new in 2018. Perfectly located minutes from the Glenmore Reservoir, Southland Leisure Centre, and major shopping, this peaceful retreat is ready to welcome you home.