



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

544 BROOKMERE Crescent SW
Calgary, Alberta

MLS # A2334460



\$649,900

Division:	Braeside		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,705 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, On Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	17-23-1-W5
Exterior:	Brick, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Breakfast Bar, Ceiling Fan(s), Crown Molding, Granite Counters, Natural Woodwork, Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: 1 Shed, 1 Ceiling Fan, Venetian Blinds, Draperies, Roll Down Blinds, Digital Thermostat, 2 Refrigerators, Fireplace Chimney, Shelving on walls, Small TV on wall in Primary Bedroom, Bar stools in the Kitchen, Shelving in the Crawl Space, the Desk in the basement potential bedroom.

WELCOME to this CHARACTER-FILLED 4-LEVEL SPLIT in BRAESIDE, offering 2,154+ SQ. FT. OF DEVELOPED LIVING SPACE, 4 BEDROOMS, 2 FULL BATHROOMS, a dedicated OFFICE + PARKING PAD on a generous 6,436 SQ. FT. TREED LOT!!! Thoughtfully updated while preserving its charm, this home features a REFINISHED KITCHEN, UPDATED 3-PC BATH, SEVERAL NEWER WINDOWS, 2018 ROOF, WOOD-BURNING FIREPLACE + a PRIVATE BACKYARD w/POND, GARDENS + EXPANSIVE DECK! A covered FRONT PORCH welcomes you into the FOYER, where rich WOOD-PANELLED WALLS, detailed millwork + a classic staircase create immediate warmth + an inviting first impression that sets the tone for this unique home. Step up to the bright MAIN LEVEL, where HARDWOOD FLOORING flows through the spacious LIVING ROOM. Large windows bring in natural light, while the adjoining FORMAL DINING ROOM offers ample space for family dinners, holiday gatherings + memorable evenings w/friends. The REFINISHED KITCHEN blends timeless character w/everyday function, showcasing abundant WOOD CABINETRY, GRANITE COUNTERTOPS, TILE BACKSPLASH + PANTRY. NEWER SS APPLIANCES incl. a GAS STOVE, REFRIGERATOR, DISHWASHER + MICROWAVE, while generous counters make meal prep effortless. The adjoining BREAKFAST NOOK features an oversized GRANITE BREAKFAST BAR w/SEATING FOR 4, perfect for morning coffee + casual meals overlooking the beautiful backyard landscaping. A few steps down, the inviting FAMILY ROOM centres around a WOOD-BURNING FIREPLACE w/GAS STARTER, creating a cozy gathering space. SLIDING DOORS lead directly to the REAR DECK for effortless indoor-outdoor entertaining. The 4TH BEDROOM + adjoining 4-PC ENSUITE offer

excellent flexibility for overnight guests, older children or multi-generational living arrangements. Upstairs, the spacious PRIMARY RETREAT features a WALK-IN CLOSET + peaceful space to unwind. The 2ND + 3RD BEDROOMS provide room for family or guests, while the UPDATED 3-PC BATHROOM adds refreshed style + functionality. The LOWER LEVEL offers even more versatility w/a 5TH POTENTIAL BEDROOM or dedicated OFFICE—ideal for working from home or hobbies. A spacious 18'1" x 14'8" SECOND FAMILY ROOM is perfect for movie nights, games + relaxing. The LAUNDRY/UTILITY ROOM incl. a SINK + STORAGE, while the LARGE CRAWLSPACE keeps seasonal essentials neatly tucked away + organized. Outside, the PRIVATE FENCED BACKYARD is a peaceful retreat surrounded by MATURE TREES + ESTABLISHED LANDSCAPING. Enjoy the expansive 26' x 16' DECK, tranquil POND, PLANTERS, charming STONE WALKWAY + a SHED for garden storage. There's room to entertain, garden + unwind in your own PRIVATE OUTDOOR OASIS! Located in established BRAESIDE, close to SCHOOLS, PARKS, PLAYGROUNDS, TENNIS COURTS + SHOPPING, w/convenient access across SW Calgary. With its GENEROUS LOT, FLEXIBLE 4-LEVEL LAYOUT, THOUGHTFUL UPDATES + INCREDIBLE BACKYARD, this home delivers CHARACTER, SPACE + OUTDOOR LIVING! BOOK YOUR PRIVATE SHOWING TODAY!!!