



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

267 Brookgreen Drive SW
Calgary, Alberta

MLS # A2340174



\$749,900

Division:	Braeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,638 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, On Street, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Vinyl Windows		

Inclusions: Hot tub, Outdoor Shed

Welcome to 267 Brookgreen Drive SW — a beautifully renovated two-storey home in the heart of Braeside, offering over 2,200 sq. ft. of finished living space and an exceptional private backyard. Located within the acceptance zone for Louis Riel Secondary School, grades K-9, this home offers access to the highly sought after South-Calgary Science Alternative Program and GATE (Gifted and Talented Education) programming for grades 4–9. Inside, the home combines thoughtful renovations with warm, distinctive character. The bright main floor features large windows, hardwood flooring, a spacious living room with a striking wood-accented fireplace, and a beautifully updated kitchen with sleek cabinetry, quartz countertops, stainless steel appliances and subway tile backsplash. Heated tile flooring extends through the foyer, main-floor hallway, kitchen and all three bathrooms—an especially welcome feature during Calgary winters. The spacious primary bedroom offers generous closet space and abundant natural light, while the additional bedrooms provide flexibility for family, guests or a home office. The finished lower level adds valuable living space with a large recreation area, built-in cabinetry and a renovated bathroom featuring a steam shower. Step outside and discover what truly sets this property apart. The expansive, beautifully landscaped backyard is exceptionally private, surrounded by mature trees and thoughtfully designed outdoor spaces. Enjoy summer evenings on the large deck, relax in the hot tub, or gather around the fire pit with outdoor seating areas while taking in the lush surroundings. The yard offers an incredible combination of privacy, functionality and low-maintenance landscaping. Adding to the appeal, the rear lane functions as a large integrated walking pathway, providing convenient

access and an enhanced sense of connection to the surrounding community. With its extensive renovations, spacious layout, heated floors, distinctive character, incredible backyard and sought-after school designation, 267 Brookgreen Drive SW is a rare opportunity to own a move-in-ready home in one of Calgary's established SW communities.