



GRASSROOTS
REALTY GROUP

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320 Braniff Place SW
Calgary, Alberta

MLS # A2342921



\$935,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,405 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Detached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Gazebo, Irregular Lot, Landscaped, No Back Lane, Street Lightin		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Ceiling Fan(s), Chandelier, French Door, Kitchen Island, Pantry, Quartz Counters, Tankless Hot Water, Wood Windows		

Inclusions: Hot Tub, Sauna

Welcome to exceptional luxury living in Braeside! Offering over 2,263 sq. ft. of total developed living space, this beautifully renovated 4-bedroom bungalow with a main-floor den is ideally situated on a quiet cul-de-sac and an impressive oversized lot measuring 146' deep with 110' across the back. From the moment you step inside, you'll appreciate the thoughtful design, premium finishes, and abundance of natural light throughout. The stunning open-concept main living area features an upgraded fireplace and custom built-in feature wall, creating an inviting focal point that beautifully complements the dining and entertaining spaces. The main-floor den is both stylish and functional, featuring acoustic wood wall panels and a built-in storage system. Meals will be a joy to create in the chef-inspired kitchen which is a true showpiece, featuring a Samsung Smart appliance package with a 5-burner gas cooktop and pot filler, built-in Bespoke convection wall ovens and refrigerator. Floor-to-ceiling cabinetry provides exceptional storage, while the expansive island is finished with quartz countertops and a striking waterfall edge. Rest and rejuvenate in the spacious primary retreat offering a luxurious 3-piece ensuite, walk-in closet, and French doors that open directly onto the sunny, private backyard. Three beautifully finished full bathrooms throughout the home feature stylish tile accents and thoughtful finishes. The fully developed lower level offers exceptional additional living space, featuring a large recreation room with dedicated gym area, wet bar, 3-piece bathroom, two bedrooms, and a second den/games room—providing plenty of space for family, guests, hobbies, fitness, and entertaining. Step outside into your own private backyard oasis. Enjoy the 8-person hot tub, composite deck with pergola, private sauna, exposed aggregate patio with built-in BBQ and fireplace,

raised garden beds, and screened-in gazebo. The oversized yard provides ample space to relax, entertain, and enjoy the outdoors throughout the seasons. A double detached garage provides convenient parking and additional storage. This exceptional home is further enhanced by numerous major upgrades, including a new Napoleon furnace and heat pump, on-demand water heater, HRV, water softener, irrigation system, Hardie board siding, and new shingles. Beautifully renovated, thoughtfully designed, and exceptionally well equipped, this Braeside bungalow offers an impressive combination of luxury, comfort, privacy, and functionality—inside and out.