



GRASSROOTS
REALTY GROUP

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36 Bracebridge Crescent SW
Calgary, Alberta

MLS # A2346192



\$750,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,164 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

There is something special about a neighbourhood where people put down roots and stay for years. A place where longtime neighbours become friends, and friends begin to feel like family. Set in just such a community, this thoughtfully updated bungalow offers an easy, comfortable lifestyle for a young couple, a small family, or an empty nester looking for a home that feels both welcoming and wonderfully functional. Renovated and refreshed over the years, the main floor is designed for everyday living and effortless entertaining. Low-maintenance flooring flows through the open-concept kitchen, dining, and living spaces, creating a relaxed sense of connection. The contemporary kitchen is well planned for everything from quiet mornings to lively gatherings, with generous cabinetry, pantry storage, a double-oven gas range, quartz counters, sleek wood hood fan, and a freestanding island with seating. There is plenty of room for more than one cook, while guests can gather comfortably nearby. In the dining area, built-in cabinets with glass doors create the perfect place for a coffee station, cocktail bar, serving pieces, or favourite collections. The spacious primary bedroom feels like a retreat of its own, with room for a sitting area or home office and a walk-in closet. There's a second bedroom and the main floor bathroom down the hall. Downstairs, the home continues to impress with a large family room and wet bar, a dedicated media room with tiered seating for movie nights, a third bedroom that can easily serve as an office or den, and a bathroom complete with a steam shower. Outside, a covered patio tucked between the house and garage extends the living space through the warmer months, while the lawn and garden beds offer just enough room to enjoy the outdoors without overwhelming upkeep. A playground is just down the street, and schools, parks, Southland

Leisure Centre, Fish Creek Provincial Park, and South Glenmore Park are all within easy reach. With convenient access around the city and a true sense of community, this is the kind of home and neighbourhood that makes it easy to stay awhile.