



GRASSROOTS
REALTY GROUP

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479 Bracewood Crescent SW
Calgary, Alberta

MLS # A2348213



\$699,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,223 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Refrigerator in basement, Cold room shelves, garden shed in backyard

Welcome to 479 Bracewood Crescent SW, a well-cared-for bungalow situated on a quiet street in the established community of Braeside. Set on a desirable corner lot and lovingly owned by the same family for the past 21 years, this home offers a wonderful combination of thoughtful updates, comfortable living space and the charm of a mature southwest neighborhood. The main floor has been freshly painted and features new carpet throughout the bedrooms, newer upper-level windows approximately three years old, and central air conditioning. The kitchen has also been recently refreshed with quartz countertops and new appliances, creating a bright and functional space at the heart of the home. Mature trees add privacy and character, while the fully fenced backyard has been improved with new sod, offering a great outdoor space for relaxing, entertaining or family use. The fully developed basement adds substantial additional living space, featuring a large recreation/family room, a versatile flex room that works well as a home office, gym or guest space, and a recently renovated three-piece bathroom. A generous utility room and separate cold-storage room provide excellent additional storage. The double detached garage is another standout feature, with a high roofline and an abundance of extra storage space in the rafters. Rear-alley access adds convenience, while the corner-lot setting creates a great sense of space around the property. Additional updates include a roof approximately 10 years old and a hot water tank approximately five years old. The original furnace has been regularly maintained by the homeowner, who is a licensed HVAC technician, adding confidence to the home's ongoing mechanical care. With its combination of recent improvements, mature landscaping, generous indoor and outdoor space, and long-term pride of ownership,

479 Bracewood Crescent SW is ready for its next chapter.