



GRASSROOTS
REALTY GROUP

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11248 Braeside Drive SW
Calgary, Alberta

MLS # A2350273



\$579,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Wet Bar		
Inclusions:	Misc gardening tools in garage		

Open house Sunday October 11 2-430 Excellent opportunity in Braeside! This well-maintained and upgraded 1,216 sq. ft. bungalow offers exceptional space, flexibility, and value. The main floor features new carpet and vinyl throughout, a warm gas fireplace, fresh professional paint, updated lighting and plumbing fixtures, and upgraded bathrooms, including a luxurious ensuite with heated floors, a glass Jacuzzi tub/shower combination, body jets, rain showerhead, and handheld wand. The fully developed lower level offers a huge rec room/games area, wet bar, abundant storage, and excellent potential for additional bedrooms or a separate basement living space, subject to municipal approval. Additional upgrades and features include a brand-new high-efficiency furnace, new hot water tank, upgraded insulation, three full bathrooms, newer roof, cozy front porch, and an oversized detached garage. Ideally located within walking distance to schools, shopping, parks, and public transportation right out front. A fantastic home with outstanding potential!