



GRASSROOTS
REALTY GROUP

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161 Braniff Crescent SW
Calgary, Alberta

MLS # A2351359



\$699,900

Division:	Braeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Pie Shaped		

Heating: High Efficiency, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Central Vacuum, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: shed

Nestled within the desirable SW Calgary community of Braeside, this clean two-story detached home provides a rare opportunity for buyers to update this home to their own styling. Boasting over 1874 square feet above grade and an additional 695 square feet finished below, this home offers ample space for comfortable living and entertaining. This residence welcomes you with great curb appeal with double front attached garage accommodating two vehicles, plus additional parking for extra vehicles on large front drive and side RV parking. A south facing deck off the family room overlooking the large treed pie shaped lot, backing onto park/green space and features underground sprinklers, and walking/bike paths in nearby fish creek park. Inside, the floor plan includes large rooms throughout the main floor with living room, dining area and family room and also a convenient 2 pce bath. Upstairs, three ample sized bedrooms including a primary suite with its own 3 pce ensuite and walk-in closet, alongside another 4 piece main bath. Downstairs, the finished basement provides flexibility with a large flex room and hobby area, ample storage, and laundry facilities and storage /wine room also includes central vacuum. Other features include garage door opener and a storage shed. Enjoy the convenience of nearby schools and shopping, and Braeside community hall. Braeside also enjoys quick access to Costco and the ring road to get around town.