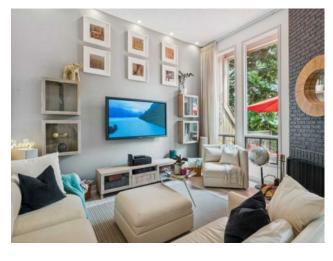




5, 10457 19 Street SW Calgary, Alberta

Quartz Counters, Vaulted Ceiling(s)

MLS # A2230345



\$514,800

Division: Braeside Residential/Five Plus Type: Style: 4 Level Split Size: 1,574 sq.ft. Age: 1977 (48 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Parking Pad, Single Garage Attached Lot Size: Lot Feat: Fruit Trees/Shrub(s), Greenbelt, Landscaped, Level, Many Trees, Payed, Stre

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Laminate Roof: Condo Fee: \$ 521 Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Concrete, Wood Frame, Wood Siding M-C1 d75 Foundation: **Utilities: Poured Concrete** Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan,

Inclusions: garage heater, office desks and drawers, garage shelving, outdoor kitchen

Brandy Lane – A RARE GEM in Braeside- Price Reduced Welcome to this beautifully renovated 3-bedroom, 2.5-bathroom townhome tucked away in one of Braeside's best-kept secrets—Brandy Lane. Set in a peaceful cul-de-sac surrounded by mature trees, this home offers a rare combination of mid-century architectural flair, contemporary updates, and an unbeatable location just minutes from Fish Creek Park and Glenmore Reservoir. Step inside and be immediately impressed by soaring 12'6" ceilings, dramatic open-riser wood staircases, and a spacious, light-filled main floor framed by oversized south-facing windows. The living room features a cozy wood-burning fireplace and flows effortlessly onto a large, private back deck—an entertainer's dream with a custom outdoor cooking space, built-in gas line, and tranquil views of the surrounding green space. The kitchen is both stylish and functional with tons of cabinetry, a full pantry, gas cooktop, double oven, and a striking live-edge wood eating bar that adds character and warmth. Whether you're hosting a crowd or enjoying a quiet night in, this main floor hits all the right notes. Upstairs, the oversized primary suite offers true retreat vibes with a walk-in closet, built-in makeup desk, and a renovated ensuite featuring a spacious walk-in shower. Two additional bedrooms and a full bathroom complete the upper level—perfect for guests, kids, or a second home office. The lower level includes a bright and spacious office with room for two workstations and a cozy lounge area—ideal for remote work or creative pursuits. The laundry room is surprisingly bright and functional, a rare find in townhome living. Additional highlights include: Deep single-car garage with built-in shelving and cabinetry. Extra-long driveway for additional parking. Prime back deck orientation offering

