

432 Bracewood Crescent SW
Calgary, Alberta

MLS # A2234187



\$799,500

Division:	Braeside		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,848 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Steam Room, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

BEAUTIFULLY RENOVATED, this lovingly cared for home in the established community of Braeside offers 1,848 SF of above grade living space with no detail spared. From the chic curb appeal you will enter into the home with stunning wide plank hardwood flooring throughout all levels, stylish light fixtures and large windows allowing in an abundance of natural light. The living room opens to the spacious dining area and Chef's kitchen that is tastefully finished with quartz and stainless steel counter tops, an oversized island with beverage fridge, plenty of storage space and stainless steel appliances including a gas stove. Step down to the family room with cozy gas fireplace and access to the backyard with expansive composite deck (with gas line) and patio. A home office with custom built-ins, laundry room and 2 piece bathroom complete this space. Upstairs you will find the primary bedroom with a large walk-in closet and spa-like 4 piece ensuite with double sink vanity and glass encased STEAM shower. Two generously scaled bedrooms which share a 4 piece bathroom are also on this level. The basement is undeveloped with ample storage and room for future development. Don't overlook the OVERSIZED detached garage (25'x21') with paved lane access! Renovation also includes new roof, windows and doors, electrical and plumbing. Fantastic location close to Fish Creek Park, South Glenmore Park, Southland Leisure Centre, neighborhood parks, schools, shopping, public transit and easy access to 24th Street & Southland Drive. Book your showing today!