

151 Brookgreen Drive SW
Calgary, Alberta

MLS # A2245365



\$749,998

Division:	Braeside		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,171 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Detached, Garage Faces		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Heat Pump	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vaulted Ceiling(s)		
Inclusions:	Fridge & Stove in the Basement		

Exceptional Location & Unmatched Value in Braeside Estates! Discover this fully upgraded, timeless 4-level split with over 2200 SQFT of Living Space , nestled on a private corner lot in one of Calgary’s most established communities. This sun-filled home is designed to impress, featuring soaring vaulted ceilings, hand-scraped African Taun hardwood, and a custom chef’s kitchen with rich “mushroom” millwork, granite countertops, an island, and a “gas range with Viking hood. With four spacious bedrooms and three full bathrooms, this home offers space for the whole family, including a generous primary suite with private ensuite. The walkout basement includes a separate entrance and full kitchen, ideal for multigenerational living or rental income. Comfort meets efficiency with a high-efficiency modular furnace, heat pump, central A/C (2023) , and triple-pane gas-permeable windows. The exterior features durable James Hardie siding with cedar shake accents, and the oversized double garage is EV-ready with a 50A breaker and Level 2 charger. Step outside to a west-facing pressure-treated deck and a professionally landscaped yard, perfect for relaxing or entertaining. Located within walking distance to Southland Leisure Centre, Glenmore Reservoir, the Bow River Pathway, and top-rated schools like Braeside Elementary, John Ware Junior High, and Henry Wise Wood High School (with IB & GATE programs), this move-in ready home combines luxury, functionality, and lasting value in a highly sought-after neighborhood.