

\$615,000 - 108 Brookgreen Drive Sw, Calgary

MLS® #A2085352

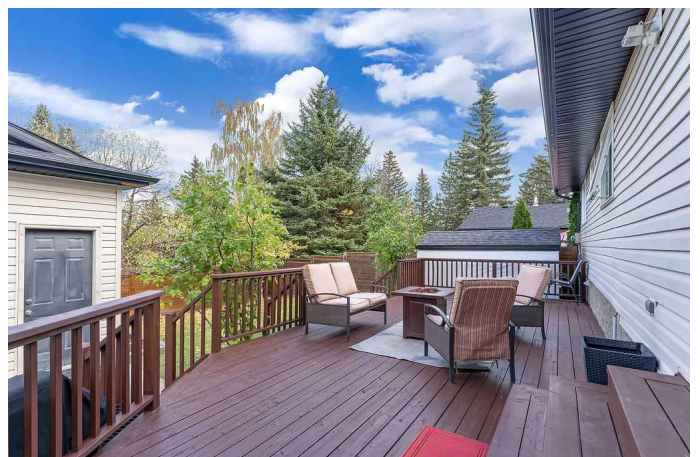
\$615,000

4 Bedroom, 3.00 Bathroom, 1,196 sqft

Residential on 0.15 Acres

Braeside, Calgary, Alberta

Exceptional family home on a GORGEOUS MATURE LOT in the quiet neighborhood of Braeside. Fully finished with over 2100 sq ft of developed living space. Step inside through your stylish front door to find tons of natural light. Sunshine spills in the home through your new windows! The main level features an open concept with the heart of the home boasting a MASSIVE KITCHEN & HUGE ISLAND with eating bar. Your very own chefs, critics & cleaners, big or small can create some family favorites. Plenty of classic white cabinetry to store all their wares. Stainless steel refrigerator is new! Gleaming hardwood! Spacious dining area for the special occasions, entertaining now doable for ALL friends & family. Bright living area a great place to ponder your day with a morning coffee, and know the gas fireplace awaits your return for some R&R. Good size Master bedroom with 2pc ensuite. Secondary rooms for the kids or perhaps office/hobby space, or your own yoga retreat, your call! 4 pc bath completes this level. Lower level doesn't feel like one with large windows. Sizeable 4th bedroom perfect for someone needing some private desk space to study. 3 pc bath for their convenience. Great recreation area for your gym or play space for little ones! Family room with door makes games day super fun, the fans can cheer and enjoy while others do what please without the interference. Electric BRICK FACING fireplace will create the ambiance for downtime & movies after they



are gone. Laundry room on this level as well. Winter is coming! No worries with the recently replaced roofs, & blown in insulation to R50, new soffits & eaves were also done.

OVERSIZED HEATED DOUBLE GARAGE
with 220V & room to tinker will soon be a must!

Extra long driveway means more off street parking for guests. Don't worry, Spring will be back soon and your outdoor living can once again be used. Step out the dining area to your expansive deck with gasline for the BBQ! Plenty of space left for the table & the loungers to catch some of the west sun before it goes down. With planters & fruit trees in the private backyard & flower beds in the front, your gardener will be delighted to dig in! Location is ideal with walking distance to schools, amenities & **SOUTHLAND LEISURE CENTER**. Out your back gate is a paved walking path! Wave pools, skating rinks, preschools, gym classes and so much more awaits all your families needs. Call your realtor now!

Built in 1978

Essential Information

MLS® #	A2085352
Price	\$615,000
Sold Price	\$615,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,196
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	108 Brookgreen Drive Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2T8

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized

Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Fruit Trees/Shrub(s), Front Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2023
Date Sold	October 27th, 2023
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office CIR REALTY

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