

\$580,000 - 160 Brookmere Bay Sw, Calgary

MLS® #A2091501

\$580,000

4 Bedroom, 3.00 Bathroom, 1,250 sqft

Residential on 0.15 Acres

Braeside, Calgary, Alberta

A SPECTACULAR LOCATION IN CENTRAL BRAESIDE, THIS IMMACULATE AND UPDATED 1250sqft BUNGALOW IS ON A 6663sqft CORNER LOT WITH MATURE TREES AND A SOUTH-FACING BACKYARD, AN IDEAL SETTING FOR GARDEN ENTHUSIASTS!!... AND FOR THE CAR FANATICS, AN OVERSIZED 26ft x 26ft DETACHED DOUBLE GARAGE WITH STAIR ACCESSED ATTIC STORAGE!!

There are 3 spacious bedrooms up with the PRIMARY having its own 4Pc ENSUITE, a huge bonus to the typically appointed 2Pc ensuites. The 1 bedroom down has been fitted with a pocket door for convenient access to the updated 3Pc bathroom (2010) but will require itâ€™s window to be replaced for proper egress. Upon purchasing the home, the homeowners undertook extensive energy efficiency upgrades in 2004 including VINYL WINDOWS, replacing the FURNACE, topping up the ATTIC INSULATION to R40, and adding exterior insulation and vinyl siding for an R5 uptick. As a result, the ENERGUIDE Rating went from 41 to 75 (reports available) giving the home an equivalent new home rating (2004 basis). The 4Pc Main Bathroom and 4Pc Ensuite were both rejuvenated (2006). Over the following years, the owners have integrated a number of other invaluable updates/improvements including a substantial kitchen renovation (2008) including ceiling height cabinets, appliances, backsplash, to



name just a fewâ€¦ replacement of the roofâ€™s asphalt shingles (2012) with a 35 year rated high quality brandâ€¦ complete replacement of the main floor bedroom carpets and installation of high-quality hardwood flooring (2018). Thereâ€™s ample storage space in the basement in two separate areas with one room housing the Central Vacuum system. The furnace undergoes an annual service check (Oct 2023).

Youâ€™ll discover the Southland Leisure Centre, retail amenities, playgrounds, parks, schools, tennis courts, are within a short walk using the communityâ€™s various pathways, with the popular Braeside Community Centre and the Braeside off-leash dog park, only a few blocks away. Not often does this combination of house, yard, location come together on the marketâ€¦ and at this moment, thereâ€™s only one other Bungalow actively for sale in Braeside so DONâ€™T MISS YOUR OPPORTUNITY TO VIEW AND MAKE AN OFFER ON THIS TERRIFIC HOME!!

Built in 1976

Essential Information

MLS® #	A2091501
Price	\$580,000
Sold Price	\$615,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,250
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	160 Brookmere Bay Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2R9

Amenities

Parking Spaces	4
Parking	Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Free Standing, Gas, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2023
Date Sold	November 15th, 2023
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX FIRST

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