

\$699,000 - 11131 Braeside Drive Sw, Calgary

MLS® #A2108564

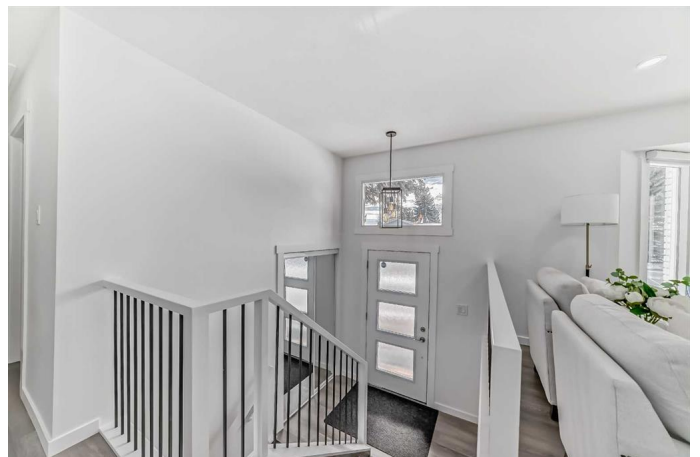
\$699,000

4 Bedroom, 3.00 Bathroom, 982 sqft

Residential on 0.13 Acres

Braeside, Calgary, Alberta

This beautiful and bi-level home is located in the highly desirable South West neighborhood of Braeside. The house underwent a full renovation 2 years ago with a number of more recent updates. Items included in the renovation: layout change, insulation, drywall, plumbing, electrical, windows, and doors. The entire house was recently repainted and inside looks like a brand new showhome. The open concept living/dining/kitchen area is filled with natural light and is the perfect place to spend time with the family or entertain. The kitchen features next to new appliances, gloss white cabinets, soft close cabinet doors and drawers, quartz countertop and a new drinking water filtration system with a separate tap. Kitchen window overlooks the oversize 21x12 deck that has been recently re-built and solid wood gazebo added to it. Master bedroom can accommodate a king size bed, features a built-in wardrobe, and has a 3 piece ensuite bath with double vanity. The main floor has a spacious second bedroom and another 3 piece bathroom. Basement is fully finished. The family room features a modern wet bar with a built-in wine rack. There are two more bedrooms in the basement along with a 3 piece bathroom. The unfinished mechanical and electrical rooms are perfect storage places for a busy family. The backyard features two beautiful pine trees. The rear part of the backyard had a retaining wall added and the grading had been changed to a two-tier cascade. A new fence and two new gates are



keeping the tranquil backyard private. The garage is fully finished. It features built-in cabinets, work table, new garage door motor, new lighting, and gas hookup for heater. The home is close to multiple schools and is located within a 5-minute drive to both Fish Creek Park and Glenmore Reservoir.

Built in 1972

Essential Information

MLS® #	A2108564
Price	\$699,000
Sold Price	\$697,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	982
Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	11131 Braeside Drive Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1C2

Amenities

Parking Spaces	5
Parking	Double Garage Detached

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home,
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	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 18th, 2024
Date Sold	March 25th, 2024
Days on Market	36
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Seller Direct Real Estate
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