

\$650,000 - 11023 Brae Road Sw, Calgary

MLS® #A2121197

\$650,000

4 Bedroom, 2.00 Bathroom, 1,342 sqft

Residential on 0.14 Acres

Braeside, Calgary, Alberta

Welcome to your new home sweet home! Nestled on a tranquil cul-de-sac in an active and family-friendly community, this charming 4-bedroom bungalow exudes warmth and comfort.

As you approach, you'll be greeted by a quaint side porch, perfect for enjoying your morning coffee. Step inside, where you'll find a warm and inviting living space, complete with a cozy corner fireplace and ample natural light streaming in through large south facing windows.

The heart of the home lies in the kitchen, where you'll find plenty of counter space and storage for all your culinary adventures. The adjacent dining area is ideal for family meals or hosting dinner parties with friends.

Retreat to the primary bedroom, featuring a peaceful ambiance and en-suite bathroom for added privacy. Two additional main floor bedrooms and a full washroom offer plenty of space for children, guests, or a home office, ensuring everyone has a room of their own. Make your way to the lower level for family movie time or to gather with friends for games night. There is a large fourth bedroom and plenty of storage space as well.

Outside, the backyard oasis awaits, complete with a lush lawn and plenty of room for outdoor gatherings and playtime with the kids. Enjoy summer barbecues on the patio or simply relax and unwind in the tranquility of your own peaceful private back yard retreat.

Located in an active and family-friendly



community, you'll have access to nearby parks, playgrounds, and walking trails, perfect for enjoying the great outdoors. With convenient access to schools from K-12, shopping, Southland Leisure Centre, Calgary Public Library and the Braeside Community Association, everything you need is right at your fingertips. A quick drive to the new ring road, Costco and the shops at Buffalo Run. Easy access to the mountain parks west of Calgary.

Don't miss your chance to make this delightful bungalow your own. Schedule a showing today and experience the joy of community living in this wonderful neighbourhood!

Built in 1971

Essential Information

MLS® #	A2121197
Price	\$650,000
Sold Price	\$750,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,342
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	11023 Brae Road Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2W 1E2

Amenities

Parking Spaces 5

Parking Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached

Interior

Interior Features Central Vacuum, Dry Bar, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Vinyl Windows

Appliances Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Blower Fan, Brick Facing, Electric, Gas, Living Room, Mantle, Raised Hearth

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Garden, Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Garden, Landscaped, Level, Street Lighting, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 11th, 2024

Date Sold April 12th, 2024

Days on Market 1

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office Sotheby's International Realty Canada

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.