

\$579,900 - 976 Bracewood Rise Sw, Calgary

MLS® #A2131825

\$579,900

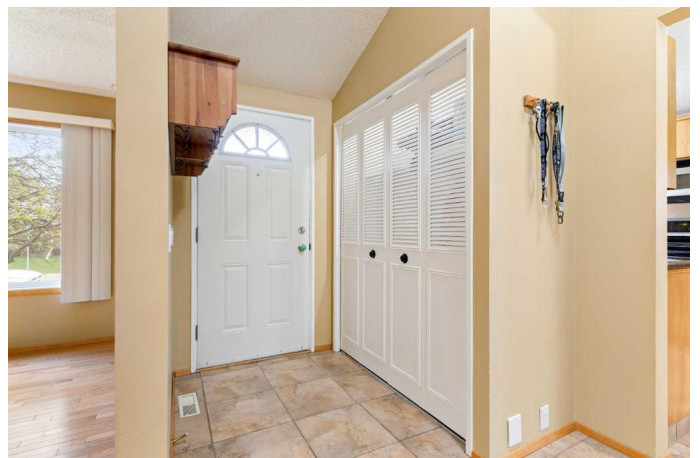
3 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.11 Acres

Braeside, Calgary, Alberta

Nestled in the heart of a mature, peaceful neighborhood, discover the perfect blend of classic charm & modern convenience in this 3-bedroom backsplit home offering comfort, style, & convenience. With over 1764. square feet of FINISHED LIVING SPACE, well designed with separate living areas, this home is perfect for both family life & entertaining guests. Very functional Kitchen with a cozy nook, granite countertops, stone back splash, & natural wood cabinetry, perfect for morning coffee & casual meals. Separate living room: A dedicated space for relaxation & social gatherings, complete with a large picture window, hardwood flooring with ample space for hosting & relaxation. Inviting Lower Level: A warm & welcoming area with a wood-burning fireplace & a convenient 2-piece bathroom, ideal for chilly evenings. A back lane leads to a 24' x 22' insulated, heated double detached garage, a rare find that promises comfort for your vehicles & extra space for a Workshop with key pad code entry.

This home is not just a residence but a sanctuary where memories are waiting to be made. With its thoughtful layout & desirable location, it's a place where life can be enjoyed to the fullest. This property is a stone's throw away to nearby parks, including an OFF-leash dog park, minutes to Canyon Meadows golf club playgrounds, walking trails, just a 5-minute drive to both Fish Creek Park & Glenmore Reservoir, perfect for enjoying the great outdoors. With convenient



access to schools from K-12, shopping, Southland Leisure Centre, Calgary Public Library & the Braeside Community Association, everything you need is right at your fingertips. A quick drive to the new ring road, Costco & the shops at Buffalo Run. Easy access to the mountain west of Calgary. Don't let this opportunity pass you by. Contact your favorite Realtor to schedule your visit & come see why this house should be your next HOME! Additional Info: Garage: new shingles & ceiling insulation (May 2024); Sunray Garage Gas Heater (2000); House roof shingles approx. (2010); Hot water tank (2017) Furnace is original. All appliances are working but are older so are in "AS IS" condition, Basement freezer & Fridge included *{Living Room was Virtually Staged}* Click the Movie Reel to take a Virtual Tour

Built in 1979

Essential Information

MLS® #	A2131825
Price	\$579,900
Sold Price	\$573,750
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,202
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	976 Bracewood Rise Sw
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Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3C9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	June 4th, 2024
Days on Market	17
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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