

\$625,000 - 10232 Brookpark Boulevard Sw, Calgary

MLS® #A2156025

\$625,000

5 Bedroom, 3.00 Bathroom, 1,163 sqft

Residential on 0.15 Acres

Braeside, Calgary, Alberta

Back on market due to buyer's financing and now priced to sell! Welcome to this beautiful home nestled on a quiet, tree-lined street in the mature community of Braeside. This bright and spacious property has been lovingly cared for by the same owners for over 40 years, and it shows! With thoughtful updates and meticulous maintenance, this home is truly move-in-ready for your family. Situated on an oversized 55x115 lot, this home has an absolutely stunning backyard that is sure to impress! Imagine starting your day on the two-tiered deck, sipping your morning coffee while soaking in the beauty of your lush flower gardens. The expansive yard offers plenty of room for the kids to play, and it's perfect for hosting those epic backyard BBQs – there's space for everyone! This home also backs on to the Braeside pathway system - stay connected to friends and neighbours and have a safe place for kids to ride their bikes. Storage won't be an issue either, with a handy backyard shed and additional storage under the freshly stained deck. Parking is a breeze with a paved front driveway that accommodates 3 vehicles! If you wish, you could easily convert this space into a driveway for a detached REAR GARAGE. As you step inside this wonderful home, you'll be greeted by a bright and welcoming atmosphere. The home features 5 bedrooms and 3 bathrooms, perfect for accommodating a growing family or hosting guests. The bi-level design means the basement benefits from



extra-large windows, creating a bright and spacious lower level! The home features many thoughtful updates, including newer oak flooring throughout the main level and a recently updated kitchen with crisp white cabinetry and sleek quartz countertops. All the windows have been updated, ensuring energy efficiency and comfort. The fence and deck have been recently stained, and there's a newer roof, eaves, and downspouts (2018), giving you peace of mind for years to come. For added peace of mind, the home is equipped with a 4-zoned security system, ensuring your family's safety. Braeside is a mature community known for its big trees and quiet streets, this home offers the perfect blend of tranquility and convenience. You'll be so close to Southland Leisure Centre, shopping, transit, restaurants, groceries, and have great access to the new Stoney Trail Ring Road! Don't miss the opportunity to make this well-loved family home your own. Schedule a viewing today!

Built in 1976

Essential Information

MLS® #	A2156025
Price	\$625,000
Sold Price	\$621,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,163
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	10232 Brookpark Boulevard Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P7

Amenities

Parking Spaces	3
Parking	Driveway, Off Street, On Street, Paved, Parking Pad

Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Built-in Features, Central Vacuum, See Remarks, Solar Tube(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Double Oven, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Front Yard, Landscaped, Private, Back Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	September 28th, 2024
Days on Market	50
Zoning	R-C1
HOA Fees	0.00

Listing Details

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