

\$720,000 - 139 Bracewood Road Sw, Calgary

MLS® #A2163237

\$720,000

4 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.12 Acres

Braeside, Calgary, Alberta

Braeside Gem: Fully Renovated Detached Bungalow

Please see new professional photos plus updated RMS Measurements and Floor Plate in Supplements. Discover your new sanctuary in the heart of Braeside! This meticulously renovated detached bungalow offers a blend of modern sophistication and classic charm. With 4 spacious bedrooms, 2.5 elegantly designed bathrooms, air conditioned home and a double garage, this home provides both style and practicality.

Step inside to find a brand-new, bright open kitchen, the centerpiece of this home. Featuring a gourmet-inspired layout with a large island, ample cabinetry, and expansive countertops, it's a culinary dream come true. The open-concept design ensures sunny, wide views of the living and dining areas from the kitchen, perfect for both entertaining and everyday living.

The master bedroom is a retreat of its own, boasting a luxurious 2-piece ensuite. With 3 bedrooms on the main floor and an additional bedroom downstairs, there's room for everyone. The lower level also features flexible spaces that could be customized to suit your needs, whether as a wine room, extra storage, or even a potential suite with proper development permissions. An office/computer room can easily be converted into a guest



space, offering versatility.

High-quality finishes are evident throughout, from luxury vinyl plank flooring on the main floor and high-traffic zones to upgraded carpet and underlay in the lower levels. All bathrooms feature cohesive quartz countertops, vanities, and flooring, reflecting a unified style throughout the home. Two charming wood-burning fireplaces add warmth and character, with feature walls in both the living room and family room. Please note, NEW NEW NEW the sellers have put in a new fence across the back, brand new front sidewalk, new garage door, new fascia and eavestrough, new entry doors front and back to take care of a lot of the heavy lifting for improvements.

Recent updates include new Centra vinyl energy efficient windows and doors, 2 new egress basement windows, a new furnace, humidifier, hot water tank, and upgraded electrical wiring, updated bathroom plumbing, ensuring peace of mind and a hassle-free move. The basement now features new egress windows, enhancing safety and natural light.

Outside, the large backyard offers expansive possibilities, whether you envision a future entertainment patio, additional landscaping, or a play area for the kids. Enjoy the view from the kitchen area while relaxing on the new wood deck, surrounded by professional landscaping, fresh lawn, and vibrant flower gardens. The new concrete front and backyard sidewalk and updated front siding enhance the home's fantastic curb appeal.

Experience the perfect blend of luxury, functionality, and potential in this stunning Braeside home. Schedule your viewing today and step into a space where every detail has been thoughtfully designed for your comfort

and enjoyment!

Built in 1977

Essential Information

MLS® #	A2163237
Price	\$720,000
Sold Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,040
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	139 Bracewood Road Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3B9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Alley Access, Garage Door Opener

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer,

	Electric Range
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Living Room, Wood Burning, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Paved, Private, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	October 3rd, 2024
Days on Market	28
Zoning	RC-1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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