

# \$765,000 - 11008 Braton Place Sw, Calgary

MLS® #A2164923

**\$765,000**

5 Bedroom, 3.00 Bathroom, 1,903 sqft  
Residential on 0.19 Acres

Braeside, Calgary, Alberta

Step into comfort and convenience with this charming 4-level split home located in the highly sought-after community of Braeside. Ideally situated directly across from Braeside Elementary, this property offers unbeatable proximity to one of the area's top schools. As you enter, a beautiful foyer sets the tone for the rest of the home, leading you up to a spacious and bright living room perfect for family gatherings or relaxing after a long day. The adjacent dining area overlooks your private backyard, ideal for outdoor entertaining. The well-appointed kitchen is a chef's dream, featuring stainless steel appliances, ample counter space, and plenty of cupboards to keep your culinary essentials organized and accessible. On the main level you will find a family room complete with a cozy fireplace with beautiful mantle, adding warmth and charm. This level also has a bedroom (currently used as a home office) and has a 3 piece bathroom and dedicated laundry area. Head upstairs to find three more spacious bedrooms, including a primary suite that offers a restful retreat. A beautifully appointed 5-piece bathroom serves the bedrooms, providing ample space and modern amenities. Head down to the basement to discover an additional bedroom, a large recreation room perfect for family activities or entertaining, and an extra 2-piece ensuite. Outside you can enjoy the privacy of your massive fenced backyard which includes a deck and plenty of space for kids to play and



for outdoor relaxation. There is even a secured parking area for your recreational vehicles and toys. A detached double garage completes this fantastic home, offering secure parking and extra storage. Additional noteworthy features include new triple and double pane windows throughout, freshly painted exterior, central air conditioning, and irrigation to back yard. Braeside is a vibrant community with excellent schools, shopping, and a wide range of amenities, ensuring that all your needs are met within a short distance. Don't miss out on this property that combines a prime location with spacious, well-designed living areas. Don't miss your chance to see this one today.

Built in 1968

**Essential Information**

MLS® #	A2164923
Price	\$765,000
Sold Price	\$761,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,903
Acres	0.19
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

**Community Information**

Address	11008 Braton Place Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2W 1B3

## Amenities

Parking Spaces 4  
Parking Double Garage Detached

## Interior

Interior Features Built-in Features, Double Vanity, Open Floorplan, See Remarks, Storage  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Cul-De-Sac, Irregular Lot, Landscaped, Level, Treed  
Roof Asphalt Shingle  
Construction Wood Frame, Wood Siding  
Foundation Poured Concrete

## Additional Information

Date Listed September 11th, 2024  
Date Sold September 24th, 2024  
Days on Market 13  
Zoning R-C1  
HOA Fees 0.00

## Listing Details

Listing Office CIR Realty

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