

\$669,000 - 967 Bracewood Rise Sw, Calgary

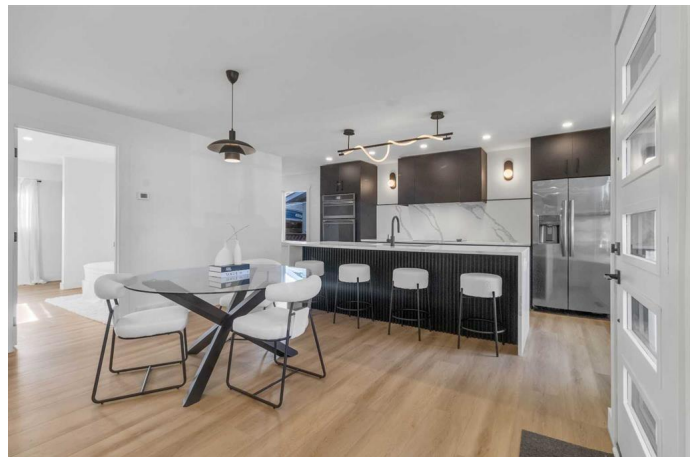
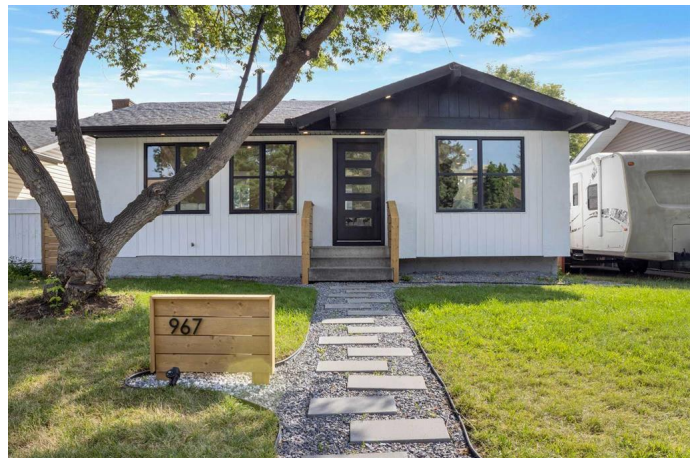
MLS® #A2172196

\$669,000

4 Bedroom, 3.00 Bathroom, 1,007 sqft
Residential on 0.01 Acres

Braeside, Calgary, Alberta

BACK ON THE MARKET! PRICE REDUCTION! Welcome to 967 Bracewood Rise SW, a masterfully renovated bungalow that redefines modern living in the desirable Braeside community. This exceptional home, with over 1700 square feet of total living space, is designed to impress with its high-end finishes, thoughtful updates, and prime location. Upon entering, you'll immediately notice the abundance of natural light streaming through the new, larger high-efficiency windows on the front fascia, enhancing the home's energy efficiency while offering beautiful views of the front yard. The main level is both spacious and inviting, featuring a luxurious primary bedroom with a serene 4-piece ensuite bathroom. An additional bedroom and a well-appointed 3-piece bathroom ensure comfort and convenience for family and guests. The gourmet kitchen is a standout feature, equipped with premium plywood cabinetry, a striking waterfall island, and a top-tier Frigidaire Gallery appliance package. Whether you're a culinary enthusiast or enjoy casual dining, this kitchen provides the perfect space to create and entertain. The fully finished basement expands the home's living space, offering a large, open area ideal for entertaining or relaxing. It includes two additional bedrooms, making it perfect for extended family stays or a home office setup. The basement also boasts a wet bar and a stylish 2-piece bathroom. Outside, the property



offers a host of additional features. The detached heated garage is not only practical but also comes pre-wired for electric vehicle charging with a 220V plug-in. The backyard is a rare find, providing ample space for RV or boat parking, making this home a perfect fit for adventure enthusiasts. Located just minutes from Stoney Trail and Anderson Road, this home is ideally positioned near parks, schools, and shopping plazas, offering both luxury and convenience. Don't miss the chance to own this stunning Braeside bungalow that perfectly balances modern upgrades with practical amenities. Book your private showing today and experience all this exceptional home has to offer.

Built in 1977

Essential Information

MLS® #	A2172196
Price	\$669,000
Sold Price	\$660,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,007
Acres	0.01
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	967 Bracewood Rise Sw
Subdivision	Braeside
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2W3E8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, 220 Volt Wiring, Alley Access, Covered, On Street, Oversized

Interior

Interior Features	Bar, Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Built-In Range, Built-In Oven, Range Hood
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Interior Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Date Sold	November 26th, 2024
Days on Market	47
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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