

# \$689,900 - 10632 Brackenridge Road Sw, Calgary

MLS® #A2178452

**\$689,900**

4 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.15 Acres

Braeside, Calgary, Alberta

**BEST IN BRAESIDE!** One of a kind, updated 1192 Square Foot Bungalow with fully developed basement & oversized double detached garage. This home has it all! **AMAZING LOCATION AND CURB APPEAL** - situated on a beautiful quiet street with mature trees, and steps away from a park, and all the major amenities. The main floor showcases a very functional open floor plan that is sure to impress! 3 bedrooms upstairs, including a large master suite with a 2-piece ensuite bathroom, plus 1 additional bedroom downstairs. Enjoy a large family and dining space perfect for entertaining. The gorgeous kitchen hosts dark maple stained cabinets, quartz countertops, soft neutral backsplash, and stainless steel appliances. All bathrooms are newly remodeled, spacious living room features a cozy stone/mantle gas fireplace. Beautiful hardwood floors & ceramic tiles on main and carpet in the basement. Basement is fully developed with large recreation room with a second fireplace and bar area, custom 4-piece bathroom, and 4th bedroom. This home sits on a 60 foot South facing lot with RV pad, elevated wood deck with pergola, treehouse and oversized double insulated garage. Braeside offers many parks and amenities like the Glenmore Reservoir, Fish Creek Park, South Centre Mall and the NEW COSTCO which is just 5 minutes away. Short walk to all schools, public transit, shopping and the Southland Leisure Centre. This house is in a **PRIME LOCATION** and does not disappoint!



Built in 1968

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2178452    |
| Price          | \$689,900   |
| Sold Price     | \$727,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,192       |
| Acres          | 0.15        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 10632 Brackenridge Road Sw |
| Subdivision | Braeside                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2W1A3                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters                                                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Forced Air, Natural Gas                                                                                                                       |
| Cooling           | None                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                             |

|              |                                          |
|--------------|------------------------------------------|
| Fireplaces   | Basement, Gas, Living Room, Wood Burning |
| Has Basement | Yes                                      |
| Basement     | Finished, Full                           |

**Exterior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Private Yard                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                                           |
| Construction      | Brick, Wood Frame, Wood Siding                            |
| Foundation        | Poured Concrete                                           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2024 |
| Date Sold      | November 14th, 2024 |
| Days on Market | 4                   |
| Zoning         | R-CG                |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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