



## 131 Bracewood Road SW, Calgary, Alberta - \$665,000



Main Photo

### Property Description

Welcome to 131 Bracewood Road in the beautiful SW community of Braeside. This beautifully maintained and updated 4 bedroom, 2.5 bathroom bungalow is nestled on a quiet street. Beautiful mature landscaping is evident in the front and rear of the home adding plenty of curb appeal. Step inside to an inviting foyer and an open-concept living space, highlighted by a cozy brick facing wood-burning fireplace—perfect for colder evenings. The well appointed kitchen boasts updated stainless steel appliances, large island with breakfast bar, double wide sink with a window that overlooks your backyard oasis - an ideal setup for both everyday living and entertaining. A dining area off the kitchen ensures there's plenty of room for gatherings. The main level features 3 generous bedrooms, including a primary suite with a private 2 piece ensuite, and a full bathroom. The fully finished basement with BRAND NEW FLOORING adds versatility with a 4th bedroom, a 3 piece bathroom, a large rec room with dry bar, a dry SAUNA, and plenty of space for a home gym, guest retreat, or play area. Step outside to your west-facing stamped concrete patio and bask

in the sun, entertain in the lush, mature backyard—a true oasis with plenty of room for outdoor enjoyment and even extra parking - for an RV. The double detached garage is perfect for the hobbyist or those needing extra storage or workspace. A paved back alley adds even more convenience. Braeside is a family-friendly community with easy access to Fish Creek Park, schools, shopping, transit, and just a short commute to downtown. Don't miss your chance to own this move-in ready bungalow in one of Calgary's most desirable neighbourhoods—schedule your private viewing today!

## REALTOR Referral

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