

11140 Braeside Drive SW  
Calgary, Alberta

MLS # A2181956



**\$648,888**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Smart Home, Storage, Vinyl Windows

**Inclusions:** N/A

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** 17-23-1-W5

**Zoning:** R-C1

**Utilities:** -

Don't miss out on this exceptional opportunity to own a beautifully maintained and modern bungalow, perfectly located on a main street with a striking contemporary exterior that makes an immediate impression. The house is centrally located, and it feels incredibly calm and private inside, thanks to the efficient windows that enhance the serene atmosphere. This 4-bedroom plus den home offers a spacious layout with a double detached garage and room for your RV. Inside, the main level features an open-concept living area with a bright kitchen complete with a large island and stunning quartz countertops, ideal for family gatherings and entertaining. Three generously sized bedrooms and a 4-piece bathroom, along with durable laminate and tile flooring throughout, create a modern and functional space. The fully finished basement offers additional living space with 1 bedroom, a den, a 3-piece bathroom, and a large family room, perfect for movie nights or as a play area. The private, south-facing backyard is fully fenced, with a large deck and firepit, providing a perfect setting for outdoor social gatherings. Additional features include a new washing machine, garage door, and Google Nest Thermostat that circulates air efficiently throughout the home. Situated just steps from Braeside School and Southland Leisure Centre, and major bus routes, this home is also close to the Rockyview Hospital, offering unbeatable convenience. This modern and well-maintained home is priced to sell, so don't wait! Call your REALTOR today to schedule a viewing! \*\*Please Note: The home is now vacant, and the photos are before moving out\*\*