

780-978-0157
jenniferstudent@me.com

**63 Brazeau Crescent SW
Calgary, Alberta**

MLS # A2205006



\$575,000

Division:	Braeside		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,209 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Off		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Laminate Counters, See Remarks, Storage		

Inclusions: Largest freezer in storage room, ALL Appliances are Sold - AS-IS - No Warranties

Attn: Renovators/Handy Buyers! With a little imagination & some updates, this DETACHED Braeside home - can shine once again! Don't miss the chance to transform this gem - in this fantastic community. 4 level split offers so much livable space - 2200 sq ft developed! Many windows bring in natural light. 4 bedrooms total (or 3 beds + office or gym!), 2 full bathrooms plus an oversized DOUBLE garage - heated with electrical (220V) - two outdoor fireplace areas, covered sunroom & a LARGE lot. Backyard has PAVED alley access. Great for minimizing dirt in the garage and on vehicles! Added benefit = less garbage and less weeds! Large gate - perfect for parking RV in backyard or extra storage. Home faces SOUTH and gets lots of WEST light in backyard. Enjoy sunshine streaming through the front bay window. Main level features large living space, dining area and kitchen. No need to take walls down! Convenient back mudroom area to transition directly to back deck. 3 beds and 4 piece bathroom - complete with double vanities and large window on upper level. BIG linen closet. Third level is also BRIGHT, nice brick accents, wood burning fireplace. Can you imagine how amazing this can be? 3 piece bath and 4th bedroom located on this level. But wait - there is MORE. A fourth level - open to imagination...play room, gym, another living area.....the mechanical/laundry room is huge with work bench already installed for you! Cold storage area + TONS of additional storage. Easy access off many MAJOR roadways and the new Ring Road. Mins to Costco. Restaurants, shopping and services blocks away. Green spaces, baseball diamonds, parks, playgrounds. Love to ride your bike and walk around the reservoir?! South Glenmore Park is a short 5 min drive! Do you have an active dog? Walk to Braeside off leash area - only 1 1/2 blocks away. 10

quick mins to Fish Creek Park as well! Co-op groceries 5 mins. Work downtown? It's a quick and easy 20 min drive. Golf Courses close by. Great access to Transit. Southland Leisure Centre is a multi-purpose recreation facility that offers a wide variety of activities and services. Schools. Outdoor Rinks in community. Braeside Community Centre provides programs and events. GREAT sense of community in this neighbourhood. Discover the endless potential of this WELL priced 4-level split home in Braeside!!! Schedule your showing today and envision the possibilities. QUICK possession possible.