

**131 Bracewood Road SW**  
**Calgary, Alberta**

**MLS # A2273773**



**\$630,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Treed		
<b>Heating:</b>	Forced Air		
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Other		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Full		
<b>Exterior:</b>	Vinyl Siding, Wood Frame		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Bar, Breakfast Bar, Kitchen Island, Laminate Counters, Sauna, See Remarks, Storage		
<b>Inclusions:</b>	N/A		

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 with a dry SAUNA, a large rec room, , 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!