

443 Brookmere Crescent SW
Calgary, Alberta

MLS # A2295151



\$689,900

Division:	Braeside		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,931 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: 2nd fridge in basement, 2nd electric stove in basement, stand up freezer, furnace in garage (as-is), hot tub (as is)

Welcome to this spacious, well-cared-for traditional family home in the heart of Braeside, offering nearly 3,000 sq ft of developed living space, 5 bedrooms, and an incredible opportunity to make it your own. Set on an oversized, mature lot, this home combines generous living spaces with thoughtful updates completed over the years. Step inside to a bright and inviting main level featuring hardwood flooring and large windows that flood the space with natural light. The layout is ideal for everyday family living, with large rooms that offer flexibility for both entertaining and relaxing. The kitchen is a standout with solid wood cabinetry, granite countertops, stainless steel appliances, and a large island—perfectly positioned to connect with the dining area and backyard. Upstairs, you’ll find three large bedrooms, including a primary suite with its own 3-piece ensuite, along with a full main bathroom. The lower level adds even more functional space with a fourth bedroom, convenient 2-piece bathroom, and a huge family room featuring built-in shelving and a cozy wood-burning fireplace framed in brick—an ideal gathering space. The basement continues to deliver with a fifth bedroom, a spacious laundry/utility area, and an expansive, undeveloped crawl space offering exceptional storage and future potential. This home has been lovingly maintained and updated over time, with key improvements including dual furnaces (recently replaced), central air conditioning, and updated windows, siding, and roof (approximately 10 years ago). The heated double detached garage (furnace as-is) features a newer overhead door and opener (3 years), plus trailer/RV parking for added flexibility. Step outside to enjoy a private, treed yard with a large composite deck, built-in hot tub (as-is), and gas line for BBQ—perfect for summer evenings and entertaining. Located in the

established community of Braeside, this home offers exceptional access to amenities including Fish Creek Park, Glenmore Reservoir, Southland Leisure Centre, Southcentre Mall, and Canyon Meadows Golf & Country Club, along with nearby schools, shopping, transit, and easy access to major routes. With its generous size, functional layout, and solid updates, this is a fantastic opportunity for a growing family or a buyer looking to personalize a well-built home in a prime location.