

**114 Brae Glen Lane SW**  
**Calgary, Alberta**

**MLS # A2308815**



**\$524,900**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,659 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, Le		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 818
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Separate Entrance		

**Inclusions:** Patio umbrella and base - attached to rear deck, TV Mount, IKEA headboard and bedside tables are attached in Primary bedroom - they can remain or be removed.

Open House: Sat. 1-3:30 pm. CANCELLED. Welcome to this RARE, 4-bedroom end-unit townhome in the sought-after townhome complex of Brae Glen Court. This beautifully renovated property offers over 2,000 sqft. of thoughtfully designed living space. Perfectly positioned backing onto a quiet green space to the west and another treed green space to the south, this home offers an exceptional sense of privacy and tranquility. Step inside to a welcoming foyer that leads to a stunning, fully renovated kitchen featuring soaring ceilings, granite countertops, newer stainless steel appliances, a large central island, and an abundance of modern cabinetry and workspaces. Just off the kitchen, enjoy your own private, fenced backyard complete with a large deck and built-in cantilever umbrella &mdash; the perfect setting for summer BBQs, morning coffee, or relaxing evening tea overlooking your garden. The kitchen flows seamlessly into the spacious dining area, ideal for everyday family living while also offering plenty of room for hosting larger gatherings and special occasions. A few steps up, the expansive living room provides the perfect space for entertaining guests or cozy movie nights with the family. Upstairs, you&rsquo;ll find four bright and generously sized bedrooms, including a spacious primary retreat complete with its own private 3-piece ensuite. A renovated 4-piece bathroom and three additional bedrooms offer excellent flexibility for families, guests, or home office needs. The fully developed basement adds even more versatile living space &mdash; ideal for a media room, home gym, playroom, or recreation area. Additional highlights include an attached single garage, newer washer, ample storage throughout, and numerous modern updates. Located in a welcoming community close to schools, parks, Southland Leisure Centre, shopping, and

everyday amenities, this move-in-ready home combines space, style, privacy, and convenience in one exceptional package. For a complete list of the extensive upgrades and updates completed throughout the home, please refer to the feature sheet located at the end of the photo gallery.