

**11220 Braxton Road SW**  
**Calgary, Alberta**

**MLS # A2185249**



**\$789,900**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Tandem		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Dishwasher x2, Dryer x2, Electric Stove x2, Refrigerator x2, Washer x2

| 7 BEDS | 3 BATHS | 2 KITCHENS | 2 LAUNDRY | DBL TANDEM DETACH GARAGE | DIRECTLY FACING PARK | Welcome to this fully renovated bungalow in the heart of Braeside. This home boasts 7 bedrooms, including 4 upstairs and 3 downstairs, with the primary bedroom featuring a 3-piece ensuite. 2 of the bathrooms are located on the main level and 1 in the fully developed basement. This home offers two modern open-concept kitchens, each with quartz countertop islands, stainless steel appliances, and ample cabinetry for all your storage needs. For added convenience, there are two separate laundry areas, one on each level. The basement has its own separate entrance, providing privacy and easy access to the backyard. Parking is easy with a double tandem garage located at the back of the home, capable of fitting two cars comfortably. Located directly across from a park and playground, this home is perfect for families. Additionally, it is conveniently located close to numerous amenities, including parks, schools, shopping centres, and more. Don't miss out on this incredible opportunity and call your favourite agent for a showing today!