

45, 310 BROOKMERE Road SW
Calgary, Alberta

MLS # A2164042



\$409,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,158 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Assigned, Driveway, Front Drive, Oversized, Parking Pad, Paved, Sh		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 403
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1d75
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows		

Inclusions: Alarm System, Hutch, Stand up Deep Freezer, Solar Lights and Automatic Micro Drip Irrigation System in Backyard

WELCOME to this 2 Storey Townhouse that has 1157.55 Sq Ft of Developed Space + another 571.99 Sq Ft of Partially Finished Basement, 3 Bedrooms, 1 1/2 Bathrooms w/NEW Vanities (incl 4 pc), a 30'x5' TANDEM PARKING PAD, a 12'x9' PATIO in the Community of BRAESIDE!!! The DRIVEWAY fits 2 full vehicles. The East Front yard, + porch is INVITING to sit outside ENJOYING your morning coffee. You will see the Vinyl Plank flooring, FRESH Paint, + NEUTRAL color tones throughout as you enter the Foyer along w/2 pc Bathroom. The Kitchen is the 'Heart of the Home' w/Pantry, 2-toned Cabinetry w/STORAGE, NEW Tiled Backsplash, White/SS Appliances incl/Large Refrigerator. It has a Hutch for storage, + room for a small table/chair against the BIG window allowing in NATURAL light. The Dining Room fits a table to gather around for those meals w/FAMILY, + FRIENDS sharing LAUGHTER, + making MEMORIES. The Living Room has a corner GAS Fireplace surrounded by a Barn Wood Feature Wall, + a Beautiful Mantle that gives this space a COZY, + RELAXING feel as you put your feet up after a long day. The Patio door leads out to the Backyard. The Upper Floor has a Wood Feature Wall, + the Primary Bedroom incl/HUGE window, + plenty of space for furniture. There is the 4 pc Bathroom, the 2nd Bedroom, + the 3rd Bedroom which are both Good-Sized (can be used as an OFFICE/DEN for those who work from HOME. In the Full Basement is the 16'3" X 9'5" Flex Room sans ceiling works for a Family Room for Movie/Game Nights or Hobby Room, + the Utility/Storage/Laundry Room w/newer H2O Tank, + an OE Furnace. The WEST-facing Backyard has a NEW FENCE w/Solar Lights for AMBIENCE for your own PRIVATE OASIS as you

LOUNGE on the Patio to sit outside whether you gaze at the starry night or eat DINNER. There is a Garden area, + an area for your BBQ making it EASY to ENTERTAIN Guests. This HOME has ALL NEW WINDOWS, NEW BASEBOARDS, + LOW Condo Fees making it VALUE for the \$\$\$!!! What an AMAZING INVESTMENT to live in or to rent. It is within WALKING distance of Southland Leisure Centre, Schools, + Braeside Park. Only a short drive to FISH CREEK PROVINCIAL PARK, + the GLENMORE RESERVOIR. The Braeside Community Association hosts the Jellybean Dances, Soccer, Before/After School, Mom & Tots, Girl Guides, Boy Scouts, + ‘Sensational Summer’ programs. For teens are the Teen Garage Band Night, + Youth Nights. Adults incl/Seniors can enjoy Tai Chi, Trym Gym, a pub night, + take part in dog obedience classes. The SCA Community Association also puts on the annual Halloween party, Stampede Breakfast, Fall Fair, Community Garage Sale, + Family Fun Skates. They host A Child’s Garden Preschool, + Seedlings Spanish Preschool. The Recreation Facilities are popular w/TENNIS COURTS, PICKLE BALL COURTS, HOCKEY RINK, SKATING POND, + SOCCER FIELDS. What a GREAT Community to LIVE in, Book Today!!!