

28 Brampton Crescent SW
Calgary, Alberta

MLS # A2215847



\$765,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,236 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped, Lawn, Private, Street Lightin		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Bar, Breakfast Bar, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Fridge x 2 , Stove -Electric, Stove Gas, , Dishwasher, Blinds, Microwave Oven , Washer and Dryer x 2

Welcome to your new home—a stunning, fully renovated luxury residence where elegance meets smart investment. From the moment you arrive, pride of ownership is unmistakable. The curb appeal is truly exceptional, with a beautifully crafted front walkway leading to a charming patio pergola that welcomes you in. Step inside to a bright, open-concept layout where soaring vaulted ceilings and a spacious living room invite you to relax in style. Cozy up next to the stone fireplace, the perfect centerpiece for entertaining guests. The dining area features custom built-in storage and display cabinetry, accented by beautiful lighting that adds both form and function. Your dream kitchen awaits—equipped with a gas range, sleek concrete countertops, stainless steel appliances, and high-end finishings that elevate every culinary experience. The primary suite is your personal retreat, complete with a luxurious ensuite. Two additional bedrooms on the main floor provide flexibility for family, guests, or a home office. And just when you think it couldn't get better—this home features a bright, fully legal income suite. The lower level offers a spacious living area, a full white kitchen, two generous bedrooms, private laundry, and ample storage. It's perfect for extended family or generating additional rental income. Step outside to a fully fenced and landscaped backyard—an oasis framed by mature trees. Enjoy the benefits of a double garage, plus an extra stall for RV parking or an additional vehicle. Whether you're looking for a forever home or a savvy investment opportunity, this exceptional property offers it all—luxury, space, functionality, and a legal suite that sets it apart. Schedule your private showing today. A Terrific Find!