

**659 Brookpark Drive SW**  
**Calgary, Alberta**

**MLS # A2198082**



**\$875,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	None.		

This 3+2 bedroom home in the established community of Braeside was completely renovated in 2019 by well renowned Serenity Homes, who build multi-million dollar homes & offers over 2600 sq ft of beautifully developed living space. The main level presents wide plank laminate flooring & stylish light fixtures, showcasing a front living room with plenty of natural light, spacious dining area with elegant floor to ceiling fireplace, feature wall & ample space for a family gathering or dinner party. Open to the dining area, is the kitchen that's tastefully finished with quartz counter tops, oversized island/eating bar, plenty of storage space & stainless steel appliances. There are also 3 good-sized bedrooms & 4 piece bath on the main level. The primary bedroom with access to a back yard deck, boasts a walk-in closet & private 4 piece ensuite with dual sinks & oversized shower. Completing the main level is a laundry/mudroom. Basement development includes a huge recreation/media room & perfect for game or movie night. Two additional bedrooms (one with a walk-in closet) & a 4 piece bath are the finishing touches to the basement. Other notable features from the renovation include new windows, roof, electrical, plumbing, high efficiency furnace & hot water tank. Air conditioning & water softener added in 2022., furnace and humidifier in 2023. Outside, enjoy the private SW facing back yard, ideal for outdoor entertaining, plus the front deck with direct access to a double detached garage. The location can't be beat & close to Canyon Meadows Golf & Country Club, Fish Creek Park, South Glenmore Park, Southland Leisure Centre, neighborhood parks, schools, shopping, public transit & easy access to 24th Street & Southland Drive.