ROBERT HART MOORE
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10815 Brae Place SW
Calgary, Alberta

MLS # A2239104

$689,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	**Age:**	1972 (53 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached, Oversized, RV Access/Parking, Stall		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases, Built-in Features, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: 2 Refrigerators, 2 Microwaves, 2 Stoves

Tucked into a quiet cul-de-sac in the heart of Braeside, this beautifully renovated bungalow blends timeless character with modern functionality—offering space, style & versatility on an expansive generous 7,675 sq ft lot with a sunny west-facing backyard. From the moment you step inside, you’ll appreciate the thoughtful updates & welcoming atmosphere. A tiled entryway opens to a bright living room filled with natural light from oversized windows & a skylight, all centered around a classic wood-burning brick fireplace. The adjacent dining room flows seamlessly into the fully redesigned kitchen—featuring sleek quartz countertops, stainless steel appliances, soft-close cabinetry & elegant subway tile accents. The main level offers three spacious bedrooms, including a rare primary bedroom with its own private ensuite, as well as a beautifully updated 4-piece main bath. Downstairs, a separate side entrance leads to a fully finished basement suite (illegal), complete with a large bedroom, full bathroom, rec room, kitchen, & shared laundry—ideal for extended family, guests, or roommates. Additional upgrades include newer windows & roof, updated flooring & a newer oversized detached garage. All of this is situated in the vibrant & family-friendly community of Braeside. You’ll be just minutes from the Southland Leisure Centre, Glenmore Reservoir, Fish Creek Park, great schools, transit routes, & all the shops & services of Southcentre Mall. Whether you’re an investor, a growing family, or looking for a move-in ready home with added flexibility—this property checks all the boxes.

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