

**169 Braniff Crescent SW  
Calgary, Alberta**

**MLS # A2276509**



# \$749,900

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,625 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Double Vanity, Granite Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Shed, Trampoline, Play Structure, Pergola

Situated on a large lot in Braeside and offering over 2,400 sq ft of finished living space, this 4 bedroom, 4 bathroom home is perfect for growing families looking for a quiet family friendly neighbourhood, close to schools and all amenities! The cool colour pallet and recessed lighting make this home nice and bright. Triple pane windows, knockdown ceilings, built-in speakers and central air thru-out. The main floor has a large living room with gas fireplace that opens on the main dining area, hardwood floors, a 2 pc bath and mudroom (updated 2022) . The kitchen is well appointed with stainless steel appliances, breakfast bar, stainless steel apron front sink and tons of storage. The upper level has 3 nice sized bedrooms and a 4 pc bath. The primary is complete with large walk-in closet and ensuite with oversized walk-in shower. The basement was finished in 2022 complete with a 4th bedroom, 4 pc bath, laundry room and large rec room. A new radon system was installed in 2025. The huge NE facing back yard is perfect for outdoor living featuring a patio with pergola (2023) as well as a 2 level deck of the kitchen, perfect for grilling and entertaining. There is an oversized gate to utilize the backyard space for additional parking. There is a single attached front drive garage and driveway with room for 2 additional vehicles. Close to the Canyon Meadows & Willow Park Golf Courses, Fish Creek and Tazo Costco, steps to Braeside off leash area & easy access to 14 St, Anderson Rd and Stoney Trail Ring Road. Minutes to Rockyview General Hospital & Chinook Centre.