

**43 Brampton Crescent SW**  
**Calgary, Alberta**

**MLS # A2215815**



**\$939,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Gentle Sloping, Landscaped, F		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

**Inclusions:** N/A

\*\*\*Open House June 8, 12-3pm\*\*\* Come Check out this - Completely Renovated Inside and Out &ndash; A Masterpiece of Modern Design! Step into this stunning, fully renovated bungalow where every detail has been thoughtfully crafted. The main floor and basement have been completely redone boasting over 2500 square feet of luxury living, offering over 75 new recessed lights, knockdown ceilings, and luxury vinyl plank flooring throughout the main floor living areas. The heart of the home is the chef's kitchen, showcasing bold black cabinetry with striking gold accents, 16 feet of quartz counter space (plus a large island), a 30" black sink with accessories, 5-burner cooktop, dual wall ovens, stainless hood fan, built-in stainless steel microwave, stainless dishwasher, Samsung smart fridge with screen, and a pantry with pull-out drawers. Gold hardware and fixtures throughout the space elevate the modern aesthetic. A cozy breakfast nook with a tiled feature wall opens through French doors to a brand new 225 sq ft deck, steps away from a fresh backyard complete with new sidewalks, loam, and an oversized double attached garage. The massive living and dining area is flooded with light and showcases vaulted ceilings, floating shelves, a beautiful beam feature, and a striking 6' electric fireplace. The luxurious primary suite offers beautiful built-ins and a spa-like ensuite with gold-accented dual sinks, a walk-in closet, tiled rain shower with bench, and a glass barn door for privacy. Just down the hall, the stylish main bathroom features a tub/shower combo, quartz counter, and designer gold fixtures. A second bedroom with custom closet organizers completes the main level. Down the 12mm glass-railed stairs, the fully finished basement impresses with a quartz-topped wet bar, massive rec room with built-ins and another 6' fireplace, a games area, additional family room,

two large bedrooms with organized closets, a full 3-piece bathroom with gold finishes, and a laundry room with built-in storage and front-load machines. The mechanical room features a newer high-efficiency furnace with humidifier, and brand new hot water tank, with bonus storage space. Egress windows provide peace of mind and natural light throughout the lower level. The oversized garage includes built-in workbenches, cabinets, and a pull-down ladder to the storage loft, and it backs onto a clean, paved alley. Just a few houses up the street is a park. Braeside is a mature SW Calgary community with plenty of green space, access to Fish Creek Park, and an active community association. It offers convenient transit, local schools like Braeside Elementary, and great amenities for families and outdoor lovers. Are you ready to move in to this beautiful home in a wonderfully established and quiet neighborhood?