

# \$699,900 - 203 Brookmere Bay Sw, Calgary

MLS® #A2223151

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,193 sqft

Residential on 0.16 Acres

Braeside., Calgary, Alberta

Welcome home to this immaculate, lovingly maintained and upgraded, three bedroom, two and a half bathroom home. With newer furnace and hot water tank (2023), upgraded electrical panel (2021), new fence (2024), garage door and motor (2018), siding and roofing (2019), all you have to do is move in and start enjoying life on this massive corner, culdesac lot. With over 2200 sq feet of developed living space, you'll have room for all that brings you joy. Enter to an open concept main floor with integrated living, dining, and kitchen space. There's a breakfast bar for the casual morning coffee and room for more formal dining when guests arrive. Huge windows have this space awash in natural light. Upstairs, you'll find a primary suite with two piece ensuite and huge walk-in closet, a second generously-sized bedroom, and a four piece washroom. The lower floor has a cozy gas fireplace in the family room and a third bedroom, with its own three piece ensuite! The basement is a perfect area for a rec room, home theatre, or gym. There's even an office nook for the work-from-home crew or for extra flex or storage space. Outside, you'll find the perfect backyard and patio for these hot summer months, with a fire pit and hot tub, storage shed, and privacy. Park in the double attached garage and walk to all the area has to offer. You're located in the quiet centre of the community but only minutes from pubs and restaurants, groceries, and green spaces. Don't miss this one! Book your showing today!



Built in 1976

## Essential Information

MLS® #	A2223151
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,193
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	203 Brookmere Bay Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2R8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Gazebo
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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