

# \$849,900 - 15 Brookmere Place Sw, Calgary

MLS® #A2200703

**\$849,900**

5 Bedroom, 3.00 Bathroom, 1,326 sqft  
Residential on 0.15 Acres

Braeside., Calgary, Alberta

Welcome to this fully transformed 5-bedroom, 3-bathroom luxury bungalow on a massive 6,400+ SqFt lot. This newly renovated home blends high-end finishes with a bright, open-concept design flooded with natural light. The main floor features oversized new windows, premium 7mm luxury wide vinyl plank flooring and a chef's dream kitchen with solid maple cabinetry, quartz countertops, with marble hexagon backsplash, and brand-new stainless steel appliances, with a WiFi operated range. The massive island offers storage on both sides, while a floor-to-ceiling wood-burning fireplace anchors the living space. The primary bedroom is a private retreat with an oversized window, a custom walk-in closet, and a spa-like ensuite featuring solid maple cabinetry, double sinks and an oversized 10mm frameless glass shower. The fully developed basement, with separate entrance, includes two oversized bedrooms, a full second kitchen with solid maple cabinetry, stainless steel appliances, and a spacious living area. A stunning bathroom with a custom 10mm glass shower completes the space. This illegal suite has the opportunity to be legalized subject to city/municipal compliance and approvals.

Extensive upgrades include new hardie board, soffit, fascia, gutters, doors, topped-up attic insulation, modern lighting, and high-efficiency systems, including a 60-gallon power vent hot water tank and a 2-stage RunTru/Trane



furnace. There is also side yard access allowing for vehicle entry to the backyard for added parking or convenience.

Every detail has been thoughtfully upgraded, making this home move-in ready with a perfect blend of style, functionality, and superior craftsmanship.

Built in 1976

### **Essential Information**

MLS® #	A2200703
Price	\$849,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,326
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	15 Brookmere Place Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P5

### **Amenities**

Parking Spaces	2
Parking	Off Street, On Street

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting
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Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 9th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Bode Platform Inc.
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