

# \$748,998 - 151 Brookgreen Drive Sw, Calgary

MLS® #A2245365

**\$748,998**

4 Bedroom, 3.00 Bathroom, 1,171 sqft

Residential on 0.14 Acres

Braeside., Calgary, Alberta

Exceptional Location & Unmatched Value in Braeside Estates!

Discover this fully upgraded, timeless 4-level split with over 2200 SQFT of Living Space , nestled on a private corner lot in one of Calgary's most established communities. This sun-filled home is designed to impress, featuring soaring vaulted ceilings, hand-scraped African Taun hardwood, and a custom chef's kitchen with rich "mushroom" millwork, granite countertops, an island, and a 48" gas range with Viking hood.

With four spacious bedrooms and three full bathrooms, this home offers space for the whole family, including a generous primary suite with private ensuite. The walkout basement includes a separate entrance and full kitchen, ideal for multigenerational living or rental income.

Comfort meets efficiency with a high-efficiency modular furnace, heat pump, central A/C (2023) , and triple-pane gas-permeable windows. The exterior features durable James Hardie siding with cedar shake accents, and the oversized double garage is EV-ready with a 50A breaker and Level 2 charger.

Step outside to a west-facing pressure-treated deck and a professionally landscaped yard with Low Maintenance and Water saving Backyard, perfect for relaxing or entertaining. Located within walking distance to Southland



Leisure Centre, Glenmore Reservoir, the Bow River Pathway, and top-rated schools like Braeside Elementary, John Ware Junior High, and Henry Wise Wood High School (with IB & GATE programs), this move-in ready home combines luxury, functionality, and lasting value in a highly sought-after neighborhood.

Built in 1977

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2245365      |
| Price          | \$748,998     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,171         |
| Acres          | 0.14          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 151 Brookgreen Drive Sw |
| Subdivision | Braeside.               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 2W4                 |

**Amenities**

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                         |
| Parking        | Concrete Driveway, Double Garage Detached, Garage Faces Front, Oversized, 220 Volt Wiring |
| # of Garages   | 2                                                                                         |

**Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Vaulted Ceiling(s)                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In |
| Heating           | High Efficiency, Forced Air, Heat Pump                                                                      |
| Cooling           | Central Air                                                                                                 |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Wood Burning                                                                                                |
| Has Basement      | Yes                                                                                                         |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                       |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other                                 |
| Lot Description   | Corner Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame, Wood Siding               |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 11               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.