

# \$774,900 - 48 Brabourne Rise Sw, Calgary

MLS® #A2251935

**\$774,900**

4 Bedroom, 3.00 Bathroom, 1,328 sqft

Residential on 0.16 Acres

Braeside., Calgary, Alberta

This spacious 2500 sqft, four-level split offers both functional and versatile living spaces, ideal for a variety of family lifestyles. This beautifully updated and meticulously maintained home, is nestled in a quiet cul-de-sac in the highly desirable community of Braeside. Upon entering, youâ€™re greeted by a bright, open layout that seamlessly connects the living room, dining area with an oversized kitchen islandâ€”perfect for both everyday living and entertaining. The kitchen boasts quartz countertops and updated stainless steel appliances, while the adjacent private backyard oasis features a large deck with a canopy, lush green space for children to play, and six stunning Elm trees that provide both privacy and natural beauty. Upstairs, youâ€™ll find three generously sized bedrooms, including a primary suite with a three-piece ensuite and a four-piece bathroom that serves the remaining two bedrooms. A few steps down from the kitchen leads to a cozy family room with a wood-burning fireplace, a convenient half bath, and a flexible room ideal as a home office or guest bedroom. The functional mudroom off the garage includes a stackable washer and dryer. The fully developed basement offers a spacious recreation areaâ€”perfect for a home gym, games room, or additional family spaceâ€”as well as ample storage and a 555 sq. ft. crawlspace. Additional highlights include brand new 2 way opening European windows and high-end screens throughout the home.



Lovingly cared for over the years, this exceptional Braeside home is located close to schools, shopping, and all essential amenities. Donâ€™t miss your chance to make this gem your ownâ€”book your private showing today!

Built in 1978

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2251935      |
| Price          | \$774,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,328         |
| Acres          | 0.16          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 48 Brabourne Rise Sw |
| Subdivision | Braeside.            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2W 2W1              |

**Amenities**

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 5                                                                   |
| Parking        | Double Garage Attached, Driveway, Heated Garage, Garage Door Opener |
| # of Garages   | 2                                                                   |

**Interior**

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Wood Burning                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Finished, Partial                                                                                                                                          |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard                             |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Treed |
| Roof              | Asphalt Shingle                          |
| Construction      | Stone, Composite Siding, Wood Siding     |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 23                  |
| Zoning         | R-1                 |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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