

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

MLS® #A2251935

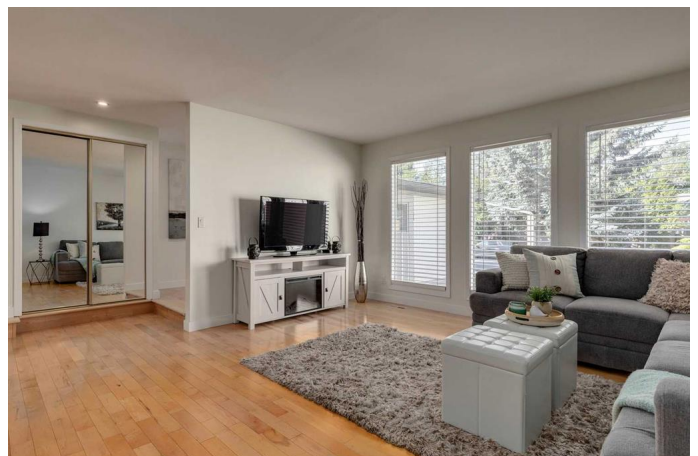
\$774,900

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, you're greeted by a bright, open layout that seamlessly connects the living room, dining area with an oversized kitchen island—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, you'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 area—perfect for a home gym, games room, or additional family space—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, Garage Door Opener, Heated Garage
# 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	Composite Siding, Stone, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	7
Zoning	R-1

Listing Details

Listing Office	Sotheby's International Realty Canada
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