

183 Brightonstone Gardens SE
Calgary, Alberta

MLS # A2213442



\$634,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,764 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Street Lighting		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Dishwasher-Built in, Primary Bedroom TV Wall Mount

Located in the heart of New Brighton, this 1763 Sq.Ft. 2-storey home offers 3 bedrooms and 2.5 bathrooms. The main floor features an open layout with a large kitchen, plenty of counter space, a corner pantry, open to a large living room with central fire place, and direct access to a sunny south-facing backyard. A main floor laundry room adds convenience from the mud room, along with the 2pc powder room. Upstairs includes a spacious bonus room with vaulted ceilings, a primary bedroom with a 4-piece ensuite (soaker tub and separate shower), and a walk-in closet. Two additional bedrooms and a 4 pc full bath complete the upper level. This property includes a new roof (2023), a double attached garage, plus gravel RV pad, and sits on a 4750 Sq.Ft. lot. Located within walking distance to New Brighton School, the Community Association, walking paths, transit, and shopping. The home offers great value with strong potential for updates and sweat equity. A solid opportunity to invest in a sought-after family community.