

168 Brightondale Close SE
Calgary, Alberta

MLS # A2217931



\$629,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,803 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, Kitchen Island, Open Floorplan, Storage		
Inclusions:	NA		

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom house nestled in a desirable, family-friendly neighborhood. Boasting an open and modern layout, this home features a bright, updated kitchen with stainless steel appliances, granite counter tops, an under mount sink, and a sunny breakfast nook — perfect for casual meals and morning coffee. Enjoy the warmth of the stone-facing natural gas fireplace in the spacious living area, complemented by gleaming hardwood floors throughout the main level. Upstairs, you'll find a large bonus room ideal for movie nights or family hangouts. Three bedrooms as well as a full bath and ensuite complete this level. Step outside to a generous size south-facing backyard — perfect for entertaining or relaxing — and take advantage of the double attached garage for added convenience. Additional upgrades include a new hot water tank, fresh paint throughout, AC & large deck with NG hookup, perfect for summertime BBQ's. Located within walking distance to schools, sports fields, playgrounds, and a scenic pond, this house truly has it all. Don't miss your chance to own this fantastic property! Great location, great condition & great value. Truly shows 10/10. Just unpack and start enjoying your new home.