

**62 Brightonstone Passage SE**  
**Calgary, Alberta**

**MLS # A2219184**



**\$700,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,960 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Front Yard, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

\* OPEN HOUSE SAT, MAY 10TH, 1-3 PM \* Impressive & Stylish Family Home in Prime Location & Over 2,758 Sq Ft of Exceptional Living Space! This beautifully maintained home offers space, style, and comfort in one of the area's most desirable communities&mdash;just minutes from schools, parks, shopping, and major routes. Featuring over 2,758 sq ft of total living space, this property stands out with its bright open-concept design, large windows, and seamless flow. The main floor boasts flat ceilings, rich laminate flooring, a spacious living and dining area, and a wall of windows that flood the home with natural light. Step out onto the oversized deck and enjoy the professionally landscaped, sunny backyard&mdash;perfect for summer BBQs. The designer kitchen impresses with granite countertops, gas stove, upgraded oak cabinetry, walk-in pantry, and LED cabinet lighting. Upstairs, the primary suite is a private retreat with a walk-in closet and luxurious ensuite featuring a soaker tub, separate shower, and dual vanity. Two additional bedrooms, a full bathroom, and a spacious bonus room with a cozy gas fireplace complete the upper level. The fully finished basement adds incredible versatility with a large recreation area, space for a home gym or theatre, a fourth bedroom and bathroom, plus generous storage. Notable upgrades include central air conditioning for year-round comfort, a four-zone built-in audio system with in-ceiling and outdoor speakers, newer shingles and eaves, and an insulated double garage. The main floor also offers a convenient laundry area and mudroom, adding function to its beautiful form. This move-in-ready home blends thoughtful design, high-end finishes, and pride of ownership in a quiet, family-friendly setting. Don't miss your chance&mdash;schedule your private tour today!