

**301 Brightonstone Green SE**  
**Calgary, Alberta**

**MLS # A2231020**



**\$719,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,851 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting		
<b>Inclusions:</b>	NA		

Fantastic family home in the heart of New Brighton. Recent renos with gleaming newer flooring the main floor. Recessed lighting has been added to the 9 foot ceilings. The kitchen has beautiful white cabinets and quartz countertops. The SS appliances have been upgraded as well with chef quality gas stove & large fridge. There is a corner pantry & a large centre island with dual sinks. Plenty of space and storage. Off the kitchen is a good sized dining area with an incredible chandelier. The living room is huge and it is wide open to the whole main floor~ the feature tile wall gas fireplace is impressive. Great main floor for entertaining. There is a 2 pce powder room & main floor laundry just before the garage door. Upstairs you will love the huge Bonus Room~ soaring vaulted ceilings with a big window, ceiling fan and plenty of natural light. The Primary bdrm is massive with a good sized walkin closet and luxurious ensuite that boasts a deep soaker tub, stand up shower & a single vanity with quartz counters. The 2nd & 3rd bedrooms is also a great size and they share the renod 4 pce main bathroom. The lower level will impress as well~ fully finished with upgraded vinyl plank flooring, a 4th bedroom, a 3 pce bath with stand up shower and a fantastic rec room with wall mounted Tv & electric fireplace. Great space for movie nights! The large back is fully fenced and has garden boxes and a beautiful large private deck. Amazing location with easy access to all the shopping you need, restaurants, banks, schools are close by, plenty of parks & playgrounds as well as you have access to the New Brighton Residents Association with its outdoor hockey rink, splash park, tennis & basketball courts & plenty more.