

**174 Brightonstone Landing SE  
Calgary, Alberta****MLS # A2279226****\$747,000**

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<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,073 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

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<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

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A rare opportunity in New Brighton, this well-maintained 2-storey home backs onto pathways and green space and is steps from schools, playgrounds, soccer fields, and the community clubhouse offering tennis courts, hockey and skating rinks, and more recreational amenities. The bright main floor offers an open-concept kitchen with island, spacious dining area, and inviting great room with gas fireplace, along with a large home office, laundry room, and convenient 2-piece bath. This home features a lower-level legal suite. Upstairs includes a spacious bonus room, a primary bedroom with full ensuite, and two additional bedrooms with a full bathroom, perfect for family living. The lower level has a private entrance, open-concept kitchen and living area, stainless steel appliances, vinyl plank flooring, separate laundry, one bedroom, full bath and a den.