

## 45 Brightondale Parade SE Calgary, Alberta

**MLS # A2240970**


# \$650,000

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,781 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 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, Garden, Landscaped, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Alarm System Equipment		

**3 BEDROOMS | 2 1/2 BATHROOMS | 2-STOREY | 1,781 SQFT | DOUBLE ATTACHED GARAGE | BACKS ONTO GREEN SPACE | LANDSCAPED OASIS** | Welcome to this beautifully maintained family home in the heart of New Brighton, offering 1,781 sqft of bright and functional living space, freshly painted throughout and thoughtfully designed for comfort and style. Perfectly positioned on a landscaped lot backing onto a park with no neighbours behind, this home blends privacy, convenience, and community living. Step inside to an open concept main floor with refinished hardwood flooring and an abundance of natural light. The spacious kitchen boasts granite counters, a large island with breakfast bar, convenient pantry, and plenty of cabinet and counter space. The dining area, surrounded by windows, opens onto a custom-built composite deck (2021) with BBQ gas line, outdoor speakers, and over 350 sqft of space to relax or entertain. Just off the kitchen, the inviting living room features a statement shelving unit and a cozy gas fireplace, creating a refined yet welcoming atmosphere for family gatherings or entertaining. The main floor also features a spacious laundry room and powder room. Upstairs, you'll find a generous bonus room with vaulted ceilings, perfect for movie nights or to use as a play area. The serene primary suite is the perfect spot for relaxation with a walk-in closet and 4-piece ensuite with soaker tub. Additionally, two bedrooms and a 4-piece bathroom complete this level. The landscaped backyard is truly an oasis, complete with mature trees, raised garden beds, and direct access to the park. Additional features of the home include central air conditioning, central vacuum, new hot water tank (2025) and a built-in sound system throughout the home. The basement is a blank canvas for you to create your own space. Located just steps from

New Brighton Elementary School, the community centre, outdoor rink, splash park, tennis courts, and multiple playgrounds, this home offers an unmatched family lifestyle. Book your showing today!