

**48 Brightonwoods Grove SE
Calgary, Alberta****MLS # A2244361****\$849,999**

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,169 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Asphalt, Concrete, Silent Floor Joists, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Pantry, Stone Counters, Walk-In Closet(s), Wired for Sound		

Inclusions: DISHWASHER, , NEW INDUCTION COOK TOP, WALL OVEN, MICROWAVE, GARBOATOR, GARAGE DOOR OPENER AND CONTROLS , HUNTER DOUGLAS WINDOW COVERINGS THROUGHOUT, HOOD FAN, WASHER AND DRYER TO BE REPAND FRIDGE LACED WITH ANOTHER MODLE

WELCOME HOME!!! 2168 square feet two story with fully developed walkout providing an additional 887 square feet of living space. Large entry leads to a beautifully designed open main floor plan . Nine foot ceiling, wood floors and large windows create a bright well lite and airy atmosphere. Large living room with a contemporary tile fireplace; beautifully upgraded kitchen boasts ceiling high cupboards, newer granite counter tops, island that seats four, new induction cook top, built in oven and microwave; large dining area surrounded by windows leads to a 200 square foot deck with both electric and gas hook-ups; custom walk-thru pantry; main floor den, laundry, mud room off garage and 2 piece bath. Upper floor adds a large bonus room, 4 piece bath and three bedrooms. Master bedroom with 5 piece ensuite, walk-in closet and a hair and makeup station. Lower walkout is developed as a one bedroom suite with separate laundry facilities and entry. At present the lower level is rented for \$1300.00per month on a six month lease.

New Stucco and category 4 shingles in 2022!! Custom closets, speakers throughout the home, kat 5 wiring, tankless hot water, water softener and Hunter Douglas window coverings. If you are looking for a spotless, well maintained turn key this is it.