

## 69 Brightonwoods Green SE Calgary, Alberta

MLS # A2245967



# \$659,900

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,853 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Dog Run Fenced In		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** None

OPEN HOUSE - Saturday (August 9) from 1 pm till 3 pm and Sunday (August 10) from 1 pm till 3 pm! Welcome to this beautiful 3-bedroom, 2.5-bathroom detached home with a double front-attached garage, perfectly situated on a desirable corner lot in New Brighton. Just steps from two schools, this property offers the added space and privacy of a corner location, without the extra snow shovelling, as there's no public sidewalk around the home. The south-facing backyard fills the home with natural light throughout the day and offers a private outdoor retreat with a large deck (gas line for a BBQ), mature trees, and lush lawn. Inside, the main floor features luxury vinyl plank flooring, a bright and spacious living area with a cozy gas fireplace, and extra windows to maximize sunlight. The kitchen is equipped with warm wood cabinetry, modern stainless steel appliances, an island, a stylish tile backsplash, and an extended-height pantry. The dining area is equally bright and ideal for family gatherings. Upstairs, you'll find three bedrooms plus a large bonus room with soaring ceilings, currently enclosed to offer flexible use, perfect as a fourth bedroom, home theatre, or playroom. The primary suite includes its own ensuite, while the unfinished basement with 9-foot ceilings provides endless potential for customization. Additional features include central air conditioning for year-round comfort and a fully landscaped yard ready to enjoy. This home combines functionality, comfort, and location - the perfect package for your next move.