

**82 Brightonwoods Green SE
Calgary, Alberta****MLS # A2256642****\$739,900**

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,164 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound		
Inclusions:	Nest Thermostat, Nest Doorbell, Security Panel (not tied to contract), Back Compost Bin in Yard, Pergola, Storage Shed(s), Built-In Speakers.		

Welcome to this beautifully appointed, fully developed home offering over 3,000 sq. ft. of refined living space, ideally situated on a massive pie-shaped lot just steps from lush green space and the picturesque pond. Perfectly nestled between an elementary and middle school, this property is a dream for growing families seeking comfort, space, and convenience. Step inside to discover a thoughtfully designed main floor featuring 9-ft ceilings, rich hardwood floors and a private front den ideal for working from home. The cozy living room centers around a striking stone gas fireplace, perfect for relaxing evenings. A formal dining room with soaring ceilings and wall-to-wall windows bathes the space in natural light, creating a stunning setting for entertaining. The chef's kitchen is as functional as it is stylish, boasting granite countertops, stainless steel appliances, a corner pantry, extended-height cabinetry and a large central island complete with a built-in wine rack. A main floor laundry room with newer washer and dryer adds everyday ease. Upstairs, you'll find newer carpeting with upgraded underlay, four spacious bedrooms, and a luxurious primary retreat featuring a second gas fireplace, a 5-piece ensuite with dual sinks, a walk-in closet, and spa-inspired finishes. An additional 4-piece bathroom completes this level. The fully finished basement offers versatile living with a large recreation room, full bathroom, bonus den, and room to add a future 5th bedroom—ideal for guests or extended family. Step into your private backyard oasis with a pergola-covered deck, children's playset, and low-maintenance landscaping bordered by mature privacy trees—an ideal spot for outdoor enjoyment. This home is loaded with upgrades, including air conditioning, a brand new furnace, brand new premium tankless water heater and water softener,

built-in speakers as well as a Nest thermostat and doorbell camera. The roof was also updated in 2020. With unmatched location, generous space and premium features throughout, this is a rare opportunity to own a truly exceptional home in one of Calgary's most family-friendly communities.