

\$620,000 - 169 Brightonstone Landing Se, Calgary

MLS® #A2126089

\$620,000

3 Bedroom, 3.00 Bathroom, 1,742 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Welcome home to this well-appointed family residence in the sought-after SE community of New Brighton. Offering over 1740 square feet of developed living space, this 3-bed, 2.5-bath gem is ideal for the growing family. The main floor features gorgeous walnut hardwood flooring. The kitchen boasts a raised breakfast bar, ample cabinetry, and a walk-in pantry. The separate eating area conveniently leads directly out to the back deck. Unwind at the end of a busy day in the spacious family room, complete with a gas fireplace. The main floor is completed with a laundry room equipped with a 2-year-old washer and dryer. The upper level boasts a large bonus room, perfect for movie night or watching that exciting NHL playoff game. It also includes 2 generously sized bedrooms, a full bath, and a spacious master complete with a 3-piece ensuite and walk-in closet. The unfinished basement features roughed-in plumbing, making it ideal for designing a bathroom, entertainment area, and/or a fourth bedroom. The backyard is your private oasis, featuring a gazebo, two-tiered deck, and a large grassy area with a fire pit. The two-car attached garage comes complete with a 220V outlet, perfect for charging up your EV. This home includes central air, and the roof shingles were replaced only three years ago. Take a short walk to enjoy parks, walking trails, and a green space with a pond. Located close to shopping, schools, restaurants, and major traffic arteries, this home truly has it all. With such low



housing inventory and a competitive list price, you'll want to book your showing right away to avoid missing out.

Built in 2005

Essential Information

MLS® #	A2126089
Price	\$620,000
Sold Price	\$660,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,742
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	169 Brightonstone Landing Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4W3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

	Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 6th, 2024
Days on Market	10
Zoning	R-1
HOA Fees	346.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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