

\$689,000 - 97 Brightonstone Landing Se, Calgary

MLS® #A2131648

\$689,000

4 Bedroom, 4.00 Bathroom, 1,818 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Nestled in the family friendly community of New Brighton, you'll enjoy easy access to everything you need. There are 2 elementary schools and 1 middle school within a short walk, through the pathway system. Enjoy playgrounds and parks, along with a community centre that includes a splash park, tennis courts, programs and special events. Classic comfort meets modern convenience in this 2-storey home, featuring 4 bedrooms, 3.5 baths, a spacious bonus room, and a fully finished basement for the whole family to enjoy. As you enter the home, you'll be greeted by a blend of modern updates and timeless charm. Imagine cozy evenings by the fireplace or hosting gatherings in the open-concept living areas. The updated kitchen features granite countertops, pantry, and stainless steel appliances. The upper level features a spacious bonus room, perfect for work-from-home days or movie nights. Retreat to the primary bedroom with its own private ensuite bath and walk in-closet. There are also 2 secondary bedrooms and a full bath on this level. The fully finished basement, contains a 4th bedroom, 3-piece bath and a great entertainment or relaxation space. Head back to the main level and step outside to your own backyard oasis complete with a fantastic deck and charming gazebo. Whether you're enjoying morning coffee or hosting summer BBQs, this outdoor space is perfect! Recent updates? This home has been lovingly maintained with upgrades including



impact-resistant shingles (2018), irrigation (2018), hot water tank (2022), garden curbing (2021), and stylish LVP flooring (2021) throughout the main and upper floors. Plus, enjoy modern comforts like central air, central vac, water softener, outdoor bbq gas line and fresh paint – it's all here, waiting for you to move right in and make it your own! Don't miss your chance to see this New Brighton gem. Schedule your showing today!

Built in 2004

Essential Information

MLS® #	A2131648
Price	\$689,000
Sold Price	\$705,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,818
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	97 Brightonstone Landing Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4W3

Amenities

Amenities	Clubhouse, Park, Parking, Party Room, Playground, Recreation Facilities
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Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Gazebo, Front Yard, Lawn, Interior Lot, Landscaped, Level, Street Lighting, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	May 17th, 2024
Days on Market	2
Zoning	R-1
HOA Fees	355.95
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
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