

\$694,900 - 105 Brightonstone Landing Se, Calgary

MLS® #A2137069

\$694,900

3 Bedroom, 3.00 Bathroom, 1,852 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

**** OPEN HOUSE SUNDAY JUNE 2, 1:30-3:30pm ****Welcome to 105 BRIGHTONSTONE LANDING SE. Here's an amazing opportunity with this Original owner, well maintained CARDEL-built home. Brilliantly situated in the heart of New Brighton, located only a few minute's walk from (3) schools. At entry, you'll be greeted by a spacious foyer, a large inviting main floor, offering ample space for your furniture arrangements, with welcoming ambiance. This open design is a true gem, showcasing all the comforts and unique feat. incl, the 9 feet ceilings, walnut hardwood flooring, "leather" finish granite countertops, stainless steel appliance package, updated kitchen w/ceiling height custom wood cabinets, under mount lighting. Heading upstairs, you'll find the large sun filled bonus room, for family hangouts. The primary suite, complete with a walk-in closet and 4-piece ensuite. Two additional generously sized bedrooms and shared full 4-piece bathroom round out this level. The basement is fully finished offering a spacious and open rec room to serve as play area for the kids or additional family space. This level is completed with a mechanical room and a ready to go bath waiting for finishing touches. Notable updates incl, the aggregate driveway, new hot water tank (2018), the roof (2021), duct cleaning (2023). Renos incl, laundry room (2023), fireplace (2022), shiplap wall (2023), pendent lights (2022), LVP walnut hardwood floors (2019), kitchen Reno (2018), freshly



painted w/new baseboards (2024). Out back you will enjoy the large deck w/ gazebo and the family hottub, while taking in the gorgeous south facing yard. This is an amazing family friendly community with a rec center, splash park, tennis courts, skating rink, ball diamonds, soccer fields, walking paths, ponds and water features, numerous schools, parks and playgrounds. Located with easy access to all your amenities, major routes, and family requirements makes this home a perfect blend of comfort, convenience and accessibility. Come and view this hidden gem!

Built in 2005

Essential Information

MLS® #	A2137069
Price	\$694,900
Sold Price	\$726,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,852
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	105 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
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Gazebo, Front Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 12th, 2024
Days on Market	12
Zoning	R-1
HOA Fees	329.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Hope Street Real Estate Corp.
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