

\$698,000 - 43 Brightondale Bay Se, Calgary

MLS® #A2147123

\$698,000

4 Bedroom, 4.00 Bathroom, 1,833 sqft
Residential on 0.14 Acres

New Brighton, Calgary, Alberta

Welcome to your new home in the heart of family-friendly New Brighton. This property offers the perfect blend of modern convenience and comfortable living. Step inside and be greeted by the inviting open concept main floor, complete with a gourmet kitchen featuring a gas stove, stainless steel appliances, and elegant granite countertops. Ideal for both daily living and entertaining, this space flows seamlessly into the dining and living areas. Upstairs, you'll find three spacious bedrooms, including a primary bedroom with its own ensuite bathroom for added privacy. A bonus room on the second floor provides additional flexible living space, perfect for a play area or home office. The fully finished basement adds even more value, boasting a bedroom, an office space (could be transformed into a 5th bedroom), and an expansive living area. A full bathroom downstairs ensures convenience for guests or larger families. Situated on a quiet cul-de-sac, this home features a generous pie-shaped lot and is surrounded by trees making the backyard oasis an entertainer's dream, featuring ample space for outdoor gatherings around the fire pit. Recent upgrades such as solar panels, an AC unit, and a heat pump enhance energy efficiency and comfort throughout all seasons. Additional highlights include an insulated and finished garage with plenty of storage space, ensuring both functionality and convenience. Enjoy easy access to the community Club House and



nearby amenities, including being walking distance to High Street in McKenzie Towne and the transit terminal. The shopping on 130 Avenue, major transportation routes like Stoney Trail and Deerfoot Trail, and future convenience with the upcoming LRT line are also easily accessible. Don't miss out on this exceptional opportunity to own a home that combines modern comforts with a prime location. Schedule your showing today and experience the best of New Brighton living!

Built in 2003

Essential Information

MLS® #	A2147123
Price	\$698,000
Sold Price	\$692,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,833
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	43 Brightondale Bay Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4G5

Amenities

Amenities	Clubhouse, Other
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Parking Spaces 4
Parking Double Garage Attached

Interior

Interior Features Granite Counters, No Smoking
Appliances Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator
Heating Central, Heat Pump, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full



Exterior

Exterior Features Balcony, Fire Pit, Private Yard
Lot Description Cul-De-Sac, Pie Shaped Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 5th, 2024
Date Sold July 19th, 2024
Days on Market 14
Zoning R-1N
HOA Fees 350.00
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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