

\$749,813 - 22 Brightondale Park Se, Calgary

MLS® #A2158110

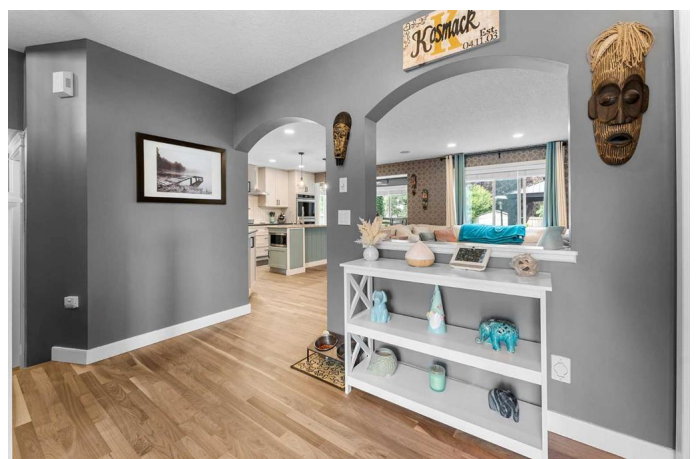
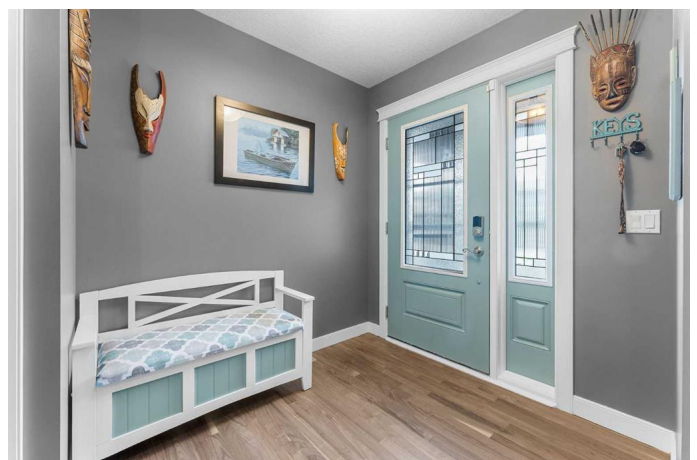
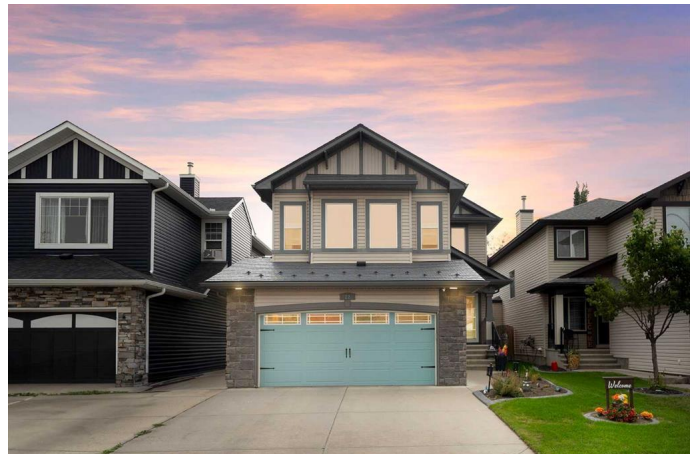
\$749,813

4 Bedroom, 4.00 Bathroom, 1,969 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

The BEST home in its category in New Brighton! Walking distance to multiple schools, shopping, and the NEW New Brighton Athletic Park, this home has it ALL! Featuring 4 Bedrooms and 3.5 baths, a HUGE bonus room, an amazing Primary Bedroom with a massive updated ensuite master bathroom, NEW refinished hardwood floors on the main, a new Kitchen, a Hot tub with a Gazebo and deck, and so much more, you will LOVE this meticulously maintained home! Renovations and upgrades include the kitchen, pantry, and appliances that were done in 2023. Induction cooktop stove, Pot Filler Tap beside the stove, Double air-fry wall mount built-in ovens, Built-in microwave on the island, High-end hood fan, chef-style Kitchen/Pantry roughly \$30,000 spent on this kitchen renovation alone! Metal Roof professionally installed through Interlock Roofing with 25 years warranty transferable to the new homeowner was \$22,000! Composite Deck with hot tub and Metal Gazebo: \$11,000. The hot tub was originally \$16,000 and is 10 years old. The Gazebo was \$1200, Curbing around the gardens front and back, \$1000, Watts architectural lighting on soffits - \$4000. New insulated garage door and opener - \$2500. New triple pane sliding door \$2500. New Fibreglass front entry door/side window - \$2500. Ensuite shower was done by bath fitters - \$7000. All toilets changed to ergonomically friendly, Toilets \$1000. Soft water system plus Drinking water unit \$7000.



Hardwood floors on the main floor resurfaced in August 2024 - \$2800. Carpet main floor and stairs \$2000. Laminate flooring in the bonus room and hallways was \$4000. The laundry room added quartz countertops, cabinets, and wainscotting for \$1500. Replaced secondary bathroom and powder room cabinets \$800, Pot lights in kitchen and living room \$1600. Air Conditioning Unit \$4000. Gas line for BBQ \$1000. Roughly \$100,000 worth of upgrades - all prices approximate. The double-car garage is oversized, and the basement is finished with another living room, bedroom and bathroom, as well as storage space! An outstanding home in an outstanding family community! Book your private showing today!

Built in 2006

Essential Information

MLS® #	A2158110
Price	\$749,813
Sold Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,969
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Brightondale Park Se
Subdivision	New Brighton
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Z 4N7

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Gazebo, Lawn, Landscaped, Level, Rectangular Lot
Roof	Metal
Construction	Brick, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	August 18th, 2024
Days on Market	3
Zoning	R-1N
HOA Fees	355.95
HOA Fees Freq.	ANN

Listing Details

Listing Office

TREC The Real Estate Company

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