

\$684,900 - 13 Brightondale Park Se, Calgary

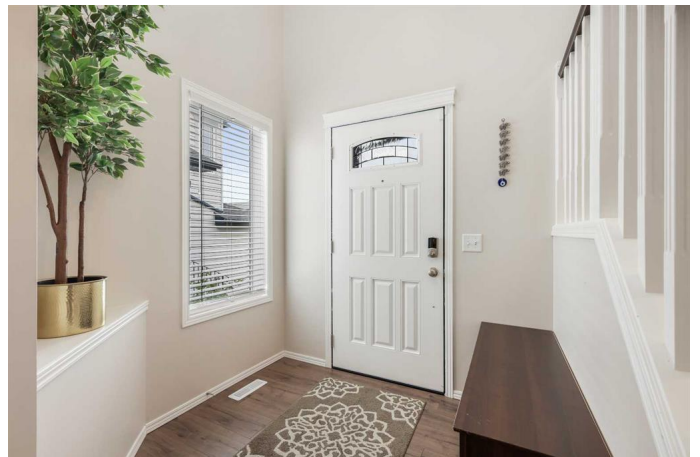
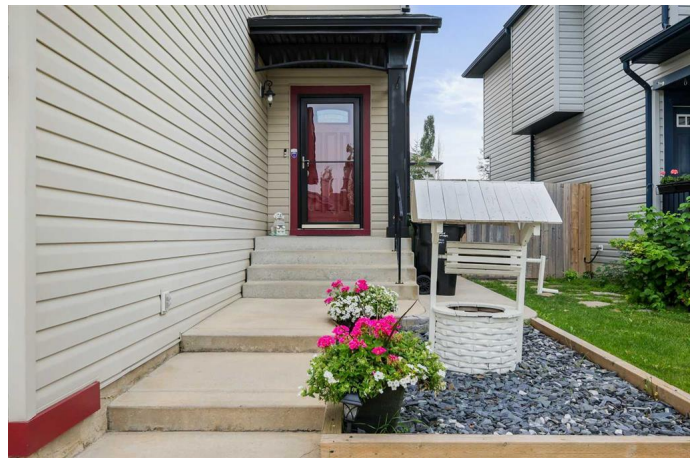
MLS® #A2167527

\$684,900

3 Bedroom, 4.00 Bathroom, 1,828 sqft
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

WELCOME to this AIR-CONDITIONED, IMMACULATE 2 Storey HOME w/2480 Sq Ft of DEVELOPED Space, an ATTACHED DOUBLE Garage, 3 Bedrooms, 3 ½ Full Bathrooms (incl/EN-SUITE), a Patio area, a Deck area, a Gazebo, all on a 3842 Sq Ft LOT in the Community of NEW BRIGHTON!!! We begin w/Curb Appeal including Trees, Flowers, + an INVITING Front Porch Entryway incl/a Wishing Well. Entering the foyer, you will see the Open-to-Above 17'™ Ceiling w/windows allowing NATURAL LIGHT in this OPEN-CONCEPT floor plan. The NEW Vinyl Plank flooring, NEUTRAL Color Tones incl/Paint upgrading (incl/wooden trim), + Newer Blinds throughout this HOME give it a SPACIOUS feel, + a UNIQUE feature is the ARCHED doorways. The HUGE Living Room is PERFECT for entertaining GUESTS incl/the Kitchen, + a Dining room are adjoined. A corner GAS Fireplace w/Mantle for those chilly nights while you read a book, or nap after a long day. The Kitchen has MAPLE Cabinetry w/STORAGE, Black Appliances (Newer Dishwasher), Tiled Backsplash, a Corner PANTRY, + an ISLAND w/Breakfast Bar for those on-the-go meals. The Dining Room will accommodate a large table w/FAMILY, + FRIENDS, or dim the lights for a Romantic dinner together. The patio door leads to the deck for the SOUTH-FACING backyard making it easy for OUTDOOR LIVING. Heading towards the front door again is the 2 pc Bathroom, + the Laundry/Mud Room has



access to the Garage. The Upper floor has Carpet, + many windows for SUNSHINE to warm it up. There is a BONUS Room that creates a FUN space for a MUSIC area, a PLAY Room, or GAME nights w/LOVED ONES as you make MEMORIES. There is the 2nd Bedroom, a 4 pc Bathroom incl/Soaker Tub, + the 3rd Bedroom. The Primary Bedroom is LARGE enough for a King-sized bed, + furniture. The 4 pc EN-SUITE has a JETTED Tub for those days that you will take your time to RELAX, + UNWIND, a Standing Shower, + a Water Closet. The WALK-IN Closet has more Storage. In the Full Basement is the Family Room, + a Flex area that can be used in many ways incl/Theatre room w/Projector/Screen, + BUILT-IN Speakers, an Office, a Home Gym, or a Bedroom. There is a 4 pc Bathroom w/Soaker Tub, + the Utility Room (H2O Tank-2023, Newer Water Softener, Duct Cleaning-2024). This BEAUTIFUL Backyard has PRIVACY w/Trees, + a GAZEBO incl/Curtains. The Deck is for dinners on those SUMMER Evenings, or Lounging in a chair, + a Patio area to set up a Fire Pit where you can gaze up on a starry night. Grass for pets/children, to run around on, filled w/LAUGHTER as Family makes time to PLAY together. A New roof in 2019. This VIBRANT Community of New Brighton has a Recreation Centre offering Activities/Programs, 2 Tennis Courts, a Beach Volleyball Court, Basketball Courts, a Splash Park, + a Hockey Rink. It is a short drive, + WALKING distance of Schools, Parks/Green Spaces, Playgrounds, Pathways, Shopping, + more Amenities. EASY Commute to major thoroughways incl/Downtown, Transit, + future LRT station. Book TODAY to discover your DREAM HOME!!!

Built in 2004

Essential Information

MLS® #	A2167527
Price	\$684,900
Sold Price	\$680,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,828
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	13 Brightondale Park Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z4N7

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Oversized

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Garden, Low Maintenance Landscape, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 1st, 2024
Days on Market	8
Zoning	R-1N
HOA Fees	355.95
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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