

# \$680,000 - 35 Brightonwoods Grove Se, Calgary

MLS® #A2167871

**\$680,000**

3 Bedroom, 3.00 Bathroom, 2,113 sqft

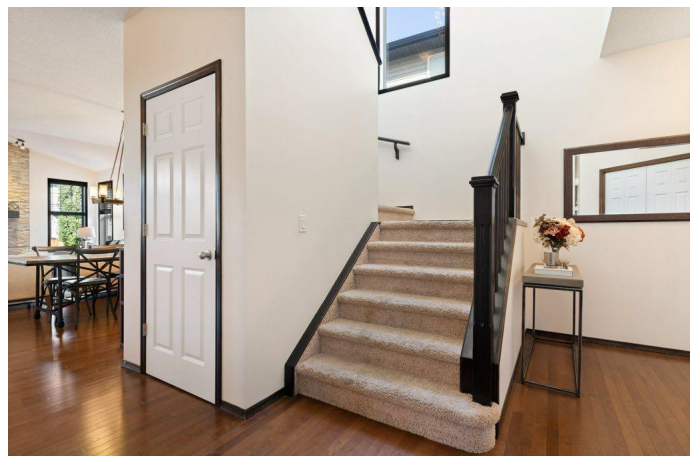
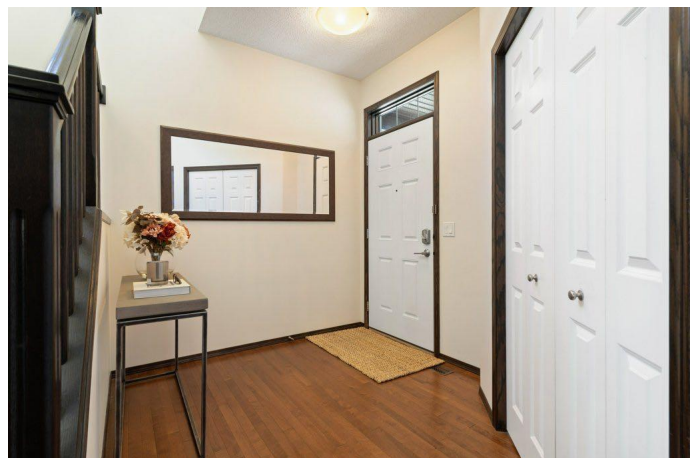
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Welcome to 35 Brightonwoods Grove SE, a warm family home that beautifully combines comfort and elegance. This remarkable home offers over 2,100 square feet of finished living space with ample room for both relaxation and entertainment. Upon entering, you are greeted by an inviting atmosphere, accentuated by stunning hardwood floors that extend throughout the main living areas, providing both warmth and sophistication.

The heart of this home is undoubtedly its expansive living area, which flows seamlessly into a gourmet kitchen equipped with premium appliances. Whether you're preparing a casual meal or hosting a grand dinner party, this kitchen is designed to meet all your culinary needs. A thoughtfully designed walk-thru pantry provides additional storage and convenience, ensuring that you can keep your kitchen organized and clutter-free.

Adjacent to the kitchen, you'll find a spacious dining area, perfect for family gatherings or entertaining friends and the vaulted ceilings and stone-front fireplace in the living room add character and charm to this warm family space. The main floor laundry adds to the functionality of this level, making daily chores effortless and efficient. The thoughtfully designed layout ensures that everywhere serves a purpose, catering to the demands of modern living.



Step outside to discover the true highlight of this property: a huge two-tiered deck that offers a perfect setting for outdoor entertaining. Whether youâ€™re hosting summer barbecues or enjoying a quiet evening under the stars, this outdoor space is an extension of the home, providing a serene backdrop for all your activities. The beautifully landscaped yard enhances the overall appeal, creating a private oasis for you and your loved ones.

As you ascend to the upper level, youâ€™ll discover a luxurious primary suite that promises relaxation and tranquility. The five-piece en-suite bathroom is a standout feature, complete with a double sink vanity and a sumptuous soaker tub. This well-appointed sanctuary is designed for ultimate comfort, making it a perfect retreat after a long day.

Natural light floods the home through strategically placed wood Venetian blinds, adding a touch of elegance while allowing you to control the ambiance. The thoughtful design and attention to detail throughout this property truly set it apart.

In summary, 35 Brightonwoods Grove SE is a stunning home that merges style and functionality. With its spacious layout, premium features, and exceptional outdoor space, itâ€™s the perfect place to create lasting memories. Donâ€™t miss the opportunity to make this beautiful residence your own.

Built in 2009

**Essential Information**

MLS® #	A2167871
Price	\$680,000
Sold Price	\$695,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,113
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	35 Brightonwoods Grove Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0P9

### Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	Double Vanity, French Door, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 24th, 2024
Date Sold	October 2nd, 2024
Days on Market	8
Zoning	R-G
HOA Fees	336.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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