

\$669,000 - 264 Brightonwoods Gardens Se, Calgary

MLS® #A2173914

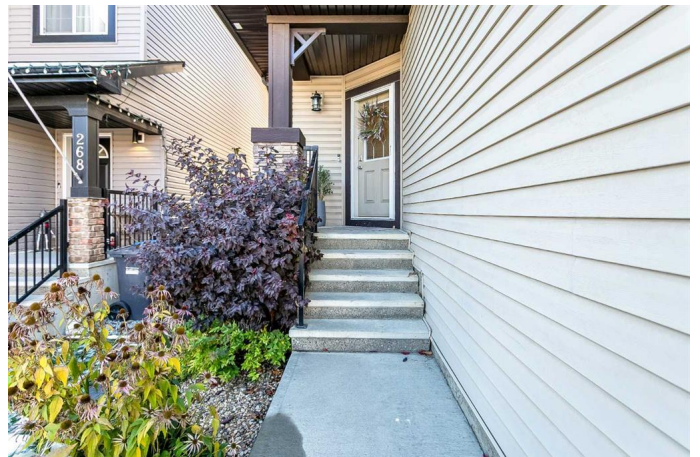
\$669,000

4 Bedroom, 4.00 Bathroom, 1,675 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

PRICE ADJUSTED Welcome HOME to this modern, well maintained, updated, open concept floor plan with an abundance of natural sunlight and privacy. With 4 bedrooms and 4 bathrooms, including an ensuite, gleaming hardwood and luxuriously carpeted floors, new GE stainless appliances (2023), glare-resistant windows, smart home functions, fully developed basement, two fireplaces, bonus room (or 4th bedroom) and top floor laundry, all of which make this expertly designed home functional and practical for any busy family. A mudroom and insulated garage are an added benefit against those cold winter months. An outdoor sprinkler system allows for maximum enjoyment in your super-low maintenance yard complete with custom brickwork, outdoor fireplace and superb landscaping. This beautifully maintained home is ideally situated within a block of the park and walking distance to three schools. Designed and constructed in 2009, this updated and upgraded home has a newer roof (2019), custom backyard landscape, remodeled kitchen counters, plenty of storage and closet space, cappuccino hardwood floors and all presented in neutral to designer paint colours with cream coloured, custom woodwork. In the heart of New Brighton, where access to 52nd Street, Deerfoot and the ring road would make a huge difference to your commute, and shopping at Seton and 130th cater to every household need. Enjoy this move in ready home where pride of ownership



is apparent and community spirit is an added bonus. Book your showings today!

Built in 2009

Essential Information

MLS® #	A2173914
Price	\$669,000
Sold Price	\$665,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,675
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	264 Brightonwoods Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0T1

Amenities

Amenities	Clubhouse, Other, Playground, Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Vinyl Windows, Soaking Tub, Storage
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2024
Date Sold	November 15th, 2024
Days on Market	21
Zoning	R-G
HOA Fees	355.95
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
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