

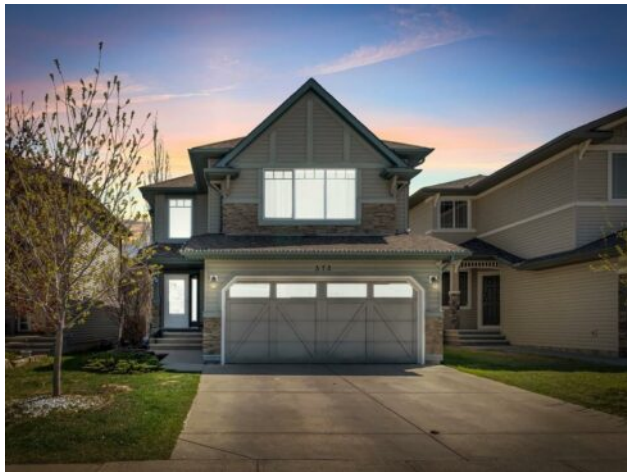


GRASSROOTS
REALTY GROUP

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373 brightonstone Green SE
Calgary, Alberta

MLS # A2218511



\$699,999

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,846 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to this stunning, fully finished 3-bedroom, 3.5-bathroom family home located in the heart of New Brighton—a vibrant, amenity-rich community perfect for growing families! From the moment you step inside, you'll be impressed by the spacious, light-filled foyer and the inviting open-concept layout designed for both everyday living and stylish entertaining. The main floor boasts a beautifully upgraded gourmet kitchen with granite countertops, upgraded stainless steel appliances, and plenty of counter space. The adjacent dining area flows seamlessly into a bright, airy great room, highlighted by large windows and a cozy corner gas fireplace—ideal for relaxing evenings. Step through the sliding patio doors into your private backyard oasis, featuring a deck, concrete patio, and mature landscaping—perfect for BBQs, family gatherings, or quiet mornings with coffee. Upstairs, you'll find a spacious bonus room over the garage—ideal for a playroom, home theatre, or office—along with two generous secondary bedrooms and a stylish 4-piece bathroom. The show-stopping primary suite features rich hardwood flooring, a ceiling fan, and a luxurious ensuite complete with a corner jetted tub, separate shower, and skylight that fills the space with natural light. The fully finished basement offers even more living space with an open layout perfect for a rec room, gym, or hobby space. Fresh paint throughout gives the entire home a bright, modern, move-in-ready feel. Located in one of Calgary's most desirable southeast communities, this home offers exclusive access to the New Brighton Club, featuring a splash park, hockey rink, tennis courts, fitness classes, and year-round community events. You'll love the nearby parks, playgrounds, walking paths, and top-rated schools, as well as quick access to 130th Ave shopping, restaurants, and major

routes like Deerfoot and Stoney Trail. This is more than just a home—it's a lifestyle. Don't miss your chance to own this incredible property in one of Calgary's most family-friendly neighbourhoods. Book your private showing today!