



GRASSROOTS
REALTY GROUP

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62 Brightonstone Passage SE
Calgary, Alberta

MLS # A2219184



\$700,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

* OPEN HOUSE SAT, MAY 10TH, 1-3 PM * Impressive & Stylish Family Home in Prime Location – Over 2,758 Sq Ft of Exceptional Living Space! This beautifully maintained home offers space, style, and comfort in one of the area's most desirable communities—just minutes from schools, parks, shopping, and major routes. Featuring over 2,758 sq ft of total living space, this property stands out with its bright open-concept design, large windows, and seamless flow. The main floor boasts flat ceilings, rich laminate flooring, a spacious living and dining area, and a wall of windows that flood the home with natural light. Step out onto the oversized deck and enjoy the professionally landscaped, sunny backyard—perfect for summer BBQs. The designer kitchen impresses with granite countertops, gas stove, upgraded oak cabinetry, walk-in pantry, and LED cabinet lighting. Upstairs, the primary suite is a private retreat with a walk-in closet and luxurious ensuite featuring a soaker tub, separate shower, and dual vanity. Two additional bedrooms, a full bathroom, and a spacious bonus room with a cozy gas fireplace complete the upper level. The fully finished basement adds incredible versatility with a large recreation area, space for a home gym or theatre, a fourth bedroom and bathroom, plus generous storage. Notable upgrades include central air conditioning for year-round comfort, a four-zone built-in audio system with in-ceiling and outdoor speakers, newer shingles and eaves, and an insulated double garage. The main floor also offers a convenient laundry area and mudroom, adding function to its beautiful form. This move-in-ready home blends thoughtful design, high-end finishes, and pride of ownership in a quiet, family-friendly setting. Don't miss your chance—schedule your private tour today!

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