



GRASSROOTS
REALTY GROUP

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**29 Brightonwoods Gardens SE
Calgary, Alberta**

MLS # A2222756



\$789,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,065 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: tv wall mounts

Great NEW PRICE! A rare offering - this gorgeous 2 storey, WALK OUT family home offers a stunning west facing huge PIE LOT, backing to the stunning area park and walking paths. Prepare to fall in love with all this freshly painted, stunning home has to offer. Bathed in tons of natural light, the main floor is entertaining friendly - gracious front entry welcomes you in, main floor den/office is practical for home office work, living room with stone faced gas fireplace is the heart of the home, family sized kitchen offers updated stainless steel appliances, gorgeous stone back splash, huge island with breakfast bar, walk through pantry from mud room, spacious dining room wrapped in windows and patio door leading to spacious deck with gas bbq line and privacy fence. Second level offers a bonus room - a perfect hang out for the kids, primary bedroom easily accommodates king-sized furniture and showcases a spacious ensuite and walk in closet. 2 additional bedrooms are each a great size and 4 pc main bath completes the floor. The walk out lower level is sure to impress - spacious rec room with oversized windows looking on to the AMAZING back yard, generous sized 4th bedroom, 4 pc bath and laundry room complete the floor. The backyard and landscaping must be seen to be fully appreciated - offering a spectacular arrangement of trees, perennials, shrubs and entertaining areas - patio, fire pit area and pergola - this yard is the envy of the neighbourhood! The location can't be beat - west facing backyard onto the huge area park, with toboggan hill in the winter, baseball diamond, basketball courts, loads of paved walking paths, area pond with fountains, Martha Cohen middle school - WOW! Imagine your family memories that will be made here - book your viewing today!

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