



GRASSROOTS
REALTY GROUP

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174 Brightonstone Landing SE
Calgary, Alberta

MLS # A2224936



\$785,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,083 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Basement Refrigerator, Stove, Hood Range, Dishwasher, Microwave and Stacked Washer/Dryer

Welcome to this amazing home backing onto pathways and greenspace in the heart of New Brighton — complete with a LEGAL SUITE to help pay your mortgage! Perfectly situated on a quiet street, this spacious and inviting home offers a thoughtfully designed main floor featuring an open-concept kitchen, corner pantry, a large living room with a gas fireplace, a formal dining area, home office, and a convenient main-floor laundry room. Upstairs, you'll find a bright and spacious bonus room, a generously sized primary bedroom complete with a large en-suite featuring a separate soaker tub and shower, and a walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. The fully developed LEGAL basement suite (Registered Secondary Suite with City of Calgary) offers its own private side entrance, a generous bedroom, a separate den, open-concept kitchen and living area, and its own laundry with stackable washer/dryer. Additional upgrades include a new roof (2021) and tankless water heater (2023) for long-term efficiency and peace of mind. Located in one of Calgary's most sought-after SE communities, this home is just steps from walking paths, New Brighton School, greenspace, a pond, playgrounds, and the New Brighton Clubhouse, which offers year-round activities and programs for all ages. This fantastic recreational facility features a 6,500-square-foot building with tennis, pickleball, and basketball courts, a splash park, playground, hockey rink, and more. Plus, you're just a short drive from shopping, restaurants, and other everyday conveniences. Whether you're an investor or looking to live up and rent down, this rare gem checks all the boxes!