



GRASSROOTS
REALTY GROUP

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301 Brightonstone Green SE
Calgary, Alberta

MLS # A2231020



\$687,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,851 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Faces Front | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Level, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting | | |
| Inclusions: | NA | | |

Fantastic family home in the heart of New Brighton. Recent renos with gleaming newer flooring the main floor. Recessed lighting has been added to the 9 foot ceilings. The kitchen has beautiful white cabinets and quartz countertops. The SS appliances have been upgraded as well with chef quality gas stove & large fridge. There is a corner pantry & a large centre island with dual sinks. Plenty of space and storage. Off the kitchen is a good sized dining area with an incredible chandelier. The living room is huge and it is wide open to the whole main floor~ the feature tile wall gas fireplace is impressive. Great main floor for entertaining. There is a 2 pce powder room & main floor laundry just before the garage door. Upstairs you will love the huge Bonus Room~ soaring vaulted ceilings with a big window, ceiling fan and plenty of natural light. The Primary bdrm is massive with a good sized walkin closet and luxurious ensuite that boasts a deep soaker tub, stand up shower & a single vanity with quartz counters. The 2nd & 3rd bedrooms is also a great size and they share the renod 4 pce main bathroom. The lower level will impress as well~ fully finished with upgraded vinyl plank flooring, a 4th bedroom, a 3 pce bath with stand up shower and a fantastic rec room with wall mounted Tv & electric fireplace. Great space for movie nights! The large back is fully fenced and has garden boxes and a beautiful large private deck. Amazing location with easy access to all the shopping you need, restaurants, banks, schools are close by, plenty of parks & playgrounds as well as you have access to the New Brighton Residents Association with its outdoor hockey rink, splash park, tennis & basketball courts & plenty more.