



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**180 Brightonstone Gardens SE  
Calgary, Alberta**

**MLS # A2235260**



**\$649,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,653 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** na

**\*OPEN HOUSE SUNDAY JUNE 29 FROM 12-4PM\*** This beautifully maintained two-story home offers an open-concept layout perfect for entertaining. Enjoy cozy evenings by the gas fireplace in the bright living room, or host summer get-togethers on the oversized rear deck. Stay comfortable year-round with central A/C and a massive backyard—perfect for kids, pets, or relaxing under the open sky. The main floor also features convenient laundry off the half-bath, keeping everyday tasks easy and organized. Upstairs, you'll find a sun-filled bonus room with vaulted ceilings and three generously sized bedrooms. The primary suite includes a walk-in closet and a private 4-piece ensuite. The basement is primed for a basement development! It already offers a finished fourth bedroom, ample storage, with plenty of space to finish the basement development. Recent updates include new shingles and eavestroughs (2024), adding peace of mind to your home value. Located just minutes from local parks, schools, greenspaces and more—this home delivers the ideal combination of space, comfort, and convenience. Book your showing today!