



GRASSROOTS
REALTY GROUP

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69 Brightonwoods Green SE
Calgary, Alberta

MLS # A2245967



\$659,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,853 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Dog Run Fenced In		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions:	None
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OPEN HOUSE - Saturday (August 9) from 1 pm till 3 pm and Sunday (August 10) from 1 pm till 3 pm! Welcome to this beautiful 3-bedroom, 2.5-bathroom detached home with a double front-attached garage, perfectly situated on a desirable corner lot in New Brighton. Just steps from two schools, this property offers the added space and privacy of a corner location, without the extra snow shovelling, as there's no public sidewalk around the home. The south-facing backyard fills the home with natural light throughout the day and offers a private outdoor retreat with a large deck (gas line for a BBQ), mature trees, and lush lawn. Inside, the main floor features luxury vinyl plank flooring, a bright and spacious living area with a cozy gas fireplace, and extra windows to maximize sunlight. The kitchen is equipped with warm wood cabinetry, modern stainless steel appliances, an island, a stylish tile backsplash, and an extended-height pantry. The dining area is equally bright and ideal for family gatherings. Upstairs, you'll find three bedrooms plus a large bonus room with soaring ceilings, currently enclosed to offer flexible use, perfect as a fourth bedroom, home theatre, or playroom. The primary suite includes its own ensuite, while the unfinished basement with 9-foot ceilings provides endless potential for customization. Additional features include central air conditioning for year-round comfort and a fully landscaped yard ready to enjoy. This home combines functionality, comfort, and location - the perfect package for your next move.