



GRASSROOTS
REALTY GROUP

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

65 Brightondale Green SE
Calgary, Alberta

MLS # A2246204



\$669,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,736 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Interior Lot, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this charming and well-maintained family home in the heart of New Brighton! Built by Beattie Homes, this spacious two-storey offers an ideal blend of comfort, functionality, and thoughtful upgrades throughout. Inside, you'll find 3 bedrooms, 2.5 bathrooms, and a large bonus room with vaulted ceilings—perfect for relaxing or entertaining. The open-concept main floor features a functional kitchen with ceramic tile flooring, an eat-up island, corner pantry, and stainless steel appliances. The adjoining dining area and inviting great room are finished with bamboo hardwood floors, custom built-in shelving, and a cozy gas fireplace. A convenient main floor laundry room, plus a 2-piece powder room, complete the main level. Upstairs, enjoy the bright and airy bonus room with vaulted ceiling, a spacious primary bedroom with walk-in closet and a 4-piece ensuite featuring a jetted tub and separate shower, along with two additional bedrooms and another full bathroom. The fully finished basement adds valuable living space, featuring a large recreation/media room, a fourth bedroom, and plenty of room for guests, hobbies, storage, or a home office. Steps from schools, parks, green spaces, and the New Brighton Community Centre. This move-in-ready home is perfect for families seeking space, comfort, and community. Book your private showing today!