



GRASSROOTS
REALTY GROUP

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196 Brightondale Close SE
Calgary, Alberta

MLS # A2261796



\$699,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,027 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)

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

Inclusions: Pool Table, Stand Up Air Compressor, Freezer in Garage

Welcome to Your New Bright(on) Beginning! This stunning 3-bedroom, 2.5-bathroom detached beauty in the heart of New Brighton is the total package — and then some! With over 2,600 sq ft of developed living space and sitting on nearly 5,000 sq ft of beautifully landscaped property, this home offers space, style, and serious curb appeal. Step inside and be greeted by a quiet front sitting room perfect for your morning coffee or winding down with a good book. The open-concept main floor is made for entertaining, with a spacious living area, cozy fireplace, and a seamless flow into the dining room and kitchen. Hosting a party? The walk-through pantry makes bringing in groceries from the heated double attached garage a breeze — straight through the laundry/mudroom and into the kitchen! Upstairs, you’ll find 3 generous bedrooms, including a serene primary suite with a spa-like ensuite. And yes — there’s more space to enjoy downstairs, including a fabulous bonus: the pool table stays! Outside, the landscaping is already done for you — just move in and enjoy peaceful evenings in your private backyard oasis. Oh, and did we mention the location? You’re just a short walk to both the elementary and junior high schools, nestled in a family-friendly, walkable community which includes the New Brighton Club with splash park, skating rink & more. This is the one that checks all the boxes — come see why life really is brighter in New Brighton!