



**GRASSROOTS**  
REALTY GROUP

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**382 Brightonstone Green SE  
Calgary, Alberta**

**MLS # A2268912**



**\$630,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,005 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Central Vacuum, Double Vanity, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

Beautifully updated corner lot home ideally located near schools, parks, a library, and shopping. This move-in ready property features fresh paint, brand new carpets, stylish laminate flooring, and a spacious kitchen with elegant quartz countertops. The main floor offers a bright living room, dining area, open-aspect office, powder room, and convenient laundry room. Upstairs, enjoy a generous bonus room, a full bathroom, and three spacious bedrooms including a luxurious primary suite with a soaker tub, double sinks, separate shower, and large walk-in closet. A perfect blend of comfort, style, and convenience!