



GRASSROOTS
REALTY GROUP

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110 Brightonwoods Green SE
Calgary, Alberta

MLS # A2271715



\$734,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,184 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Refrigerator, Electric Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door opener, Storage Shed, Water softener, Digital Pin pads, TV Wall Mounts, Air conditioner, Wall mounted shelves, Garage shelving, Shoe cabinet in main entry

Welcome to this beautifully maintained 2-storey home in the highly sought-after community of New Brighton, offering over 3,090 sq ft of developed living space with 4 bedrooms, 3.5 bathrooms, a main-floor office, upper bonus room, and a fully finished basement. Thoughtfully designed with family living in mind, this home blends open-concept function with warm and inviting finishes throughout. The bright main floor features large windows and a spacious living room centered around a cozy gas fireplace. The well-appointed kitchen includes quartz countertops, a large island with seating, stainless steel appliances, subway tile backsplash, and a walk-in pantry, making it the perfect space for everyday cooking or entertaining. The dining area comfortably accommodates family gatherings and opens directly to the backyard for seamless indoor-outdoor living. Completing the main level is a private office with French doors, a 2-piece bathroom, and a mudroom off the garage that keeps busy routines organized. Upstairs, you'll find a large bonus room ideal for movie nights or a play space, along with three generously sized bedrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite featuring a soaker tub and separate shower. The upper level also includes a full bathroom and a convenient laundry room with cabinetry. The fully developed basement expands your living space with a large recreation room, a beautiful wet bar with quartz counters, glass-front cabinets, sink, and beverage cooler, a fourth bedroom, and a stylish 3-piece bathroom with oversized tiled shower perfect for guests or teens. Outside, enjoy a large stamped concrete patio, built-in fire pit, play structure, and storage shed, all within a fully fenced and landscaped backyard ideal for outdoor entertaining and family fun. Located close to parks, pathways, schools, and the New Brighton

Residents Association amenities, plus easy access to shopping, dining, South Health Campus, Deerfoot and Stoney Trail. The perfect place to call home!