



**185 Brightonstone Landing SE
Calgary, Alberta**

MLS # A2288148



\$664,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,825 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water, WaterSense Fixture(s)		
Inclusions:	fridge/freezer (black)		

Welcome to 185 Brightonstone Landing SE. A meticulously maintained, original-owner home in the heart of New Brighton, offering over 1,825 sq ft of bright above-grade living space plus a fully developed basement. From the moment you step inside, the pride of ownership is evident. The open-concept main floor features brand-new hardwood flooring (2026) and a fresh coat of paint throughout, creating a space that feels truly move-in ready. The kitchen flows seamlessly into the dining area and comfortable living room anchored by a cozy gas fireplace and includes a built-in water filtration system. Upstairs, the spacious vaulted family room is a standout feature. The perfect flex space for movie nights or a home office. The primary retreat offers a private 4-piece ensuite and walk-in closet, joined by two additional bedrooms and a full bath. The fully developed basement adds a large, soundproofed rec room with sound-insulating drywall and insulation throughout the walls and ceiling. Ideal for a home gym, media centre, or kids' playroom, plus a dedicated space roughed-in for a future bathroom. This home offers rare peace of mind with a high-end mechanical and tech package: Central A/C (2018) with a transferable Daikin warranty until 2030, tankless hot water system (2017), newly overhauled and serviced furnace (March 2026), roof replaced 2019, water softener (2025), central vacuum, and a builder-installed structured wiring package including internet cabling throughout, speaker pre-wiring on the main floor and bonus room, and security system pre-wiring. Outside, enjoy a professionally landscaped backyard with a large composite deck featuring built-in lighting (2020), a natural gas BBQ hookup, and inground sprinklers in both the front and back yards (2025). Steps from New Brighton's pathways, pond, parks, and multiple schools, with quick access to

Deerfoot and Stoney Trail. Clean, mechanically updated, and ready for its next chapter. Come see it for yourself!