



**184 Brightondale Parade SE
Calgary, Alberta**

MLS # A2294643



\$600,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,708 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Garden, No Back Lane, Other		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage		

Inclusions: Shed on the right hand side of the house.

Welcome to this beautifully upgraded home in the heart of New Brighton, one of southeast Calgary's most sought-after family communities. With over \$27,000 in recent upgrades, thoughtful design features, and a west-facing backyard, this home offers the perfect balance of comfort, style, and everyday functionality. Step inside and you'll immediately notice the professionally re-stained and finished hardwood floors and high ceilings that create a warm and inviting atmosphere throughout the main living spaces. The kitchen and living areas flow seamlessly, making it an ideal layout for both relaxed family living and entertaining. Upstairs, the home offers three spacious bedrooms, along with a generous upper bonus room, creating the perfect secondary living space for a media room, play area, or relaxing family lounge. You will also find a private primary retreat complete with a 4-piece ensuite and custom California Closets, thoughtfully installed throughout the home to maximize storage and organization. With 3.5 bathrooms and main floor laundry, the layout is designed to make daily living easy and efficient. Comfort and quality are evident in every detail, including professionally installed Hunter Douglas window coverings, Trane air conditioning, and a Fantech HRV system for improved air quality and year-round comfort. A newer roof and attached drywalled and painted, double garage add further peace of mind and practicality. Step outside to enjoy the west-facing backyard, perfectly set up for outdoor living. The composite deck and custom pergola—complete with wind screens and sun covers—create a private retreat for summer evenings, while permanent outdoor trim lighting adds both convenience and curb appeal year-round. Living in New Brighton means access to some of Calgary's best community amenities. Residents enjoy the

vibrant New Brighton Club, offering year-round recreation including skating, tennis, and family events. Outdoor enthusiasts will love the extensive pathways and green spaces around New Brighton Central Park, while everyday conveniences, restaurants, and shopping are just minutes away at McKenzie Towne High Street. This is a rare opportunity to own a well-maintained, extensively upgraded home in a welcoming community known for its family-friendly atmosphere and exceptional amenities. A move-in ready home in an outstanding neighbourhood—your next chapter begins here.