



**190 Brightonstone Bay SE  
Calgary, Alberta**

**MLS # A2301379**



**\$739,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,805 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Cul-De-Sac, Gazebo, Landscaped, No Back Lane, Pie S		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Silent Floor Joists, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Wired for Sound

**Inclusions:** Gazebo, Wood shed, Central Vacuum

Tucked away on a quiet cul-de-sac in a highly sought-after location, this beautifully maintained two-storey detached home offers the perfect blend of space, comfort, and lifestyle. Situated just half a block from a public elementary school and within easy walking distance to two additional schools, this is an ideal setting for families looking for both convenience and community. Boasting approximately 2,541 sq ft of total developed living space, this move-in-ready home has been meticulously cared for and thoughtfully updated. Recent upgrades include fresh paint throughout, newer carpet, and a new roof completed in 2022—providing peace of mind for years to come. One standout feature of this property is the massive pie-shaped lot—truly a rare find. The expansive backyard is designed for both relaxation and entertaining, featuring a massive deck with a gas line for your BBQ, a dedicated firepit area, trees, a wood shed, and a new saltwater hot tub, covered by a gorgeous gazebo that completes this amazing outdoor space. Please note: Hot tub not included in the list price. Available for purchase at an additional \$10,000. Originally purchased new just two years ago for \$22,000. Inside, the home continues to impress. The kitchen is in excellent condition with flawless cabinetry, tiled flooring, and stainless-steel appliances (Samsung and Bosch), a corner pantry, offering both functionality and timeless style. Relax and unwind in the cozy and inviting living room right next to the kitchen, complete with a tiled natural gas fireplace. Upstairs, you’ll find two generous-sized bedrooms and a spacious primary retreat with a stylish barn door leading into the large ensuite complete with soaker tub and separate shower. The bright bonus room highlighted by vaulted ceilings—perfect for family living - completes this truly stand-out level of the home. The fully developed

basement is an entertainer's dream. It features a stunning wet bar with granite countertops, a fully integrated speaker system, and custom built-in cabinetry surrounding the large electric fireplace, that perfectly complements the space. With ample room for a pool table, home office setup, and additional lounging area, this level adds incredible versatility and value. From its unbeatable location to its impressive lot and thoughtfully designed interior spaces, this home clearly reflects pride of ownership throughout. A rare opportunity to own a turnkey property in a family-friendly setting—this one is not to be missed.