



**109 Brightonwoods Crescent SE
Calgary, Alberta**

MLS # A2139524



\$859,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,353 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Private		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island		

Inclusions: Gazebo, Sofa's in the basement will come with the house

Welcome to this beautifully presented home, with a fabulous layout! Walk into a beautiful large with a nestled hallway to a large open concept dining room and a large with a beautiful granite island with a built-in sink. This house has upgraded railings, gleaming hardwood, 9ft ceilings and gorgeous granite! The main floor features a large living room with stone surrounding fireplace, spacious dining area with patio doors onto the composite deck with gazebo - perfect for entertaining! The kitchen is stunning with gleaming granite counters, large island, extended height white cabinets, upgraded stainless steel appliances including a gas stove, large island and walk in pantry. Also on this level is a flex room (currently a formal dining area), a desk area with granite counters, great for keeping an eye on homework or for those who work from home, a mud room with walk in closet and a half bath. This is a Beautiful home for a growing family or if you love a spacious house to call you own with 3 large bedrooms, the master is huge and features a great walk-in closet and a gorgeous ensuite with oversized tiled shower, huge vanity with granite counters, make up desk & separate toilet. The bonus room is spacious and is a great place to relax in. Also the laundry room with linen storage is located on the upper level. The family bathroom has a 4-piece bathroom. The basement is fully finished with a bright and airy atmosphere. The basement has a fourth bedroom with a 4-piece bathroom with storage, a huge family room and plenty of additional storage. This fabulous family home has been lovingly cared for and shows beautifully. Don't be shy, come on in for a viewing!