



**109 Brightonwoods Crescent SE
Calgary, Alberta**

MLS # A2153159



\$769,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,350 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	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 the desirable community of New Brighton! This meticulously maintained 2-story home features a front garage and a finished basement, highlighted by stylish railings, lustrous hardwood floors, 9-foot ceilings, and elegant granite details throughout. On the main floor, you'll find a spacious open-concept dining area and a chef's kitchen with an impressive granite island, extended-height white cabinets, sleek countertops, stainless steel appliances, and a walk-in pantry. The adjacent living room, with its striking stone fireplace, and the dining area with patio doors opening to a lovely deck and gazebo, make it perfect for entertaining. The main floor also includes a versatile room currently used as a formal dining area, an additional kitchen space for meal prep, and a mudroom with ample storage and a convenient half bath. Upstairs, the master suite features a walk-in closet and a luxurious ensuite with an oversized tiled shower, a large granite vanity, a makeup desk, and a separate toilet. The level also includes a spacious bonus room, a laundry room with linen storage, and a well-appointed family bathroom with a 4-piece suite. The fully finished basement adds even more value, offering a bright space with a fourth bedroom, a 4-piece bathroom, a large family room, and extra storage. This exceptional home has been lovingly maintained and is ready for its new owner. Schedule a viewing today and discover all it has to offer!