



13 BRIGHTONDALE Park SE
Calgary, Alberta

MLS # A2157121



\$684,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,828 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: A/C Unit, Built-In Speakers, Gazebo, Play Structure in the backyard, Projector + screen in the basement, TV Mount, Venetian Blinds ?

WELCOME to this AIR-CONDITIONED, IMMACULATE 2 Storey HOME w/2480 Sq Ft of DEVELOPED Space, an ATTACHED DOUBLE Garage, 3 Bedrooms, 3 $\frac{1}{2}$ Full Bathrooms (incl/EN-SUITE), a Patio area, a Deck area, a Gazebo, all on a 3842 Sq Ft LOT in the Community of NEW BRIGHTON!!! We begin w/Curb Appeal including Trees, Flowers, + an INVITING Front Porch Entryway incl/a Wishing Well. Entering the foyer, you will see the Open-to-Above 'Ceiling w/windows allowing NATURAL LIGHT in this OPEN-CONCEPT floor plan. The NEW Vinyl Plank flooring, NEUTRAL Color Tones incl/Paint upgrading (incl/wooden trim), + Newer Blinds throughout this HOME give it a SPACIOUS feel, + a UNIQUE feature is the ARCHED doorways. The HUGE Living Room is PERFECT for entertaining GUESTS incl/the Kitchen, + a Dining room are adjoined. A corner GAS Fireplace w/Mantle for those chilly nights while you read a book, or nap after a long day. The Kitchen has MAPLE Cabinetry w/STORAGE, Black Appliances (Newer Dishwasher), Tiled Backsplash, a Corner PANTRY, + an ISLAND w/Breakfast Bar for those on-the-go meals. The Dining Room will accommodate a large table w/FAMILY, + FRIENDS, or dim the lights for a Romantic dinner together. The patio door leads to the deck for the SOUTH-FACING backyard making it easy for OUTDOOR LIVING. Heading towards the front door again is the 2 pc Bathroom, + the Laundry/Mud Room has access to the Garage. The Upper floor has Carpet, + many windows for SUNSHINE to warm it up. There is a BONUS Room that creates a FUN space for a MUSIC area, a PLAY Room, or GAME nights w/LOVED ONES as you make MEMORIES. There is the 2nd Bedroom, a 4 pc Bathroom incl/Soaker Tub, + the 3rd Bedroom. The Primary Bedroom is LARGE enough for a

King-sized bed, + furniture. The 4 pc EN-SUITE has a JETTED Tub for those days that you will take your time to RELAX, + UNWIND, a Standing Shower, + a Water Closet. The WALK-IN Closet has more Storage. In the Full Basement is the Family Room, + a Flex area that can be used in many ways incl/Theatre room w/Projector/Screen, + BUILT-IN Speakers, an Office, a Home Gym, or a Bedroom. There is a 4 pc Bathroom w/Soaker Tub, + the Utility Room (H2O Tank-2023, Newer Water Softener, Duct Cleaning-2024). This BEAUTIFUL Backyard has PRIVACY w/Trees, + a GAZEBO incl/Curtains. The Deck is for dinners on those SUMMER Evenings, or Lounging in a chair, + a Patio area to set up a Fire Pit where you can gaze up on a starry night. Grass for pets/children, to run around on, filled w/LAUGHTER as Family makes time to PLAY together. A New roof in 2019. This VIBRANT Community of New Brighton has a Recreation Centre offering Activities/Programs, 2 Tennis Courts, a Beach Volleyball Court, Basketball Courts, a Splash Park, + a Hockey Rink. It is a short drive, + WALKING distance of Schools, Parks/Green Spaces, Playgrounds, Pathways, Shopping, + more Amenities. EASY Commute to major thoroughways incl/Downtown, Transit, + future LRT station. Book TODAY to discover your DREAM HOME!!!