



**36 Brightonstone Gardens SE
Calgary, Alberta**

MLS # A2177814



\$719,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,112 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Control 4 System, Built-in Home Theatre, LED Lights Outside, Shed, Cameras (Exterior & Garage), Storage Rack in Garage, Security System

Welcome home! Located in the desirable community of New Brighton, this well maintained 4-bedroom home offers a perfect blend of style and functionality with TENS of THOUSANDS of dollars worth of tech upgrades! With a fully integrated Control4 SMART HOME system included, you can easily manage lighting, temperature, security, and entertainment at the touch of a button, making this home as functional and safe as it is stylish. The fully finished basement is a standout feature of the home, offering a HOME THEATRE system with built-in surround sound speakers, a projector, and LED lighting for an immersive entertainment experience. It also features the fourth bedroom and half bath, perfect for a private office, or guest room. The main floor features an open-concept design with updated vinyl plank flooring throughout, creating a warm and inviting atmosphere. The spacious kitchen is equipped with stainless steel appliances, updated countertops, and a large central island—a dream for cooking and casual gatherings. The adjoining living (with a show-stopping vaulted ceiling!) and dining areas offer plenty of room for both family time and entertaining guests. Upstairs, the master suite is a spa-like retreat, complete with a walk-in closet and a luxurious en-suite bathroom with a generous tub and a walk-in shower. The additional two bedrooms upstairs are spacious and share a well-appointed bathroom, making this home ideal for growing families. This home is also equipped with central air conditioning for year-round comfort, an attached two-car garage, and exterior LED lighting that enhances the home’s curb appeal. With a low-maintenance backyard + front yard, you can easily enjoy outdoor living without the hassle. Located just minutes from parks, schools, shopping, and dining, this home offers the convenience of a well-connected

neighbourhood combined with the quiet charm of suburban living. Whether you're seeking a high-tech, low-maintenance home with room for the whole family or a space that's perfect for both relaxing and entertaining, this property delivers on every front. Schedule a tour today to see all that this exceptional home has to offer.