

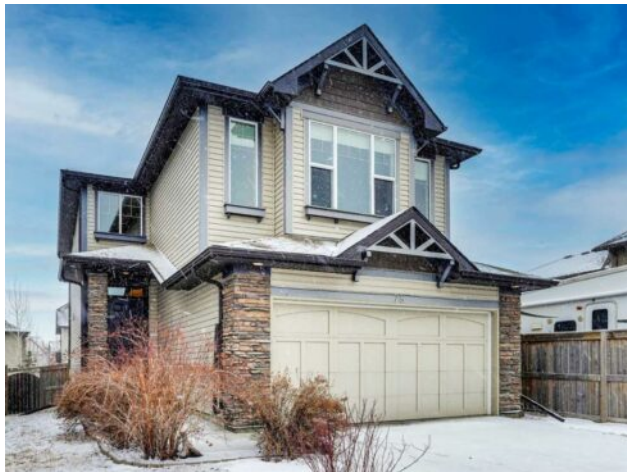


**GRASSROOTS**  
REALTY GROUP

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**78 Brightonwoods Grove SE**  
**Calgary, Alberta**

**MLS # A2203356**



**\$739,999**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,152 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Few Trees, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Built- in vacuum system, no attachments

Looking for a turn-key property, look no more! Welcome to this exquisite bright family home in the highly sought-after community of New Brighton. Thoughtfully designed and beautifully maintained, this spacious two-story residence offers both comfort and style. A front attached, fully insulated double garage. Charming flower beds in the front and backyard create a picturesque setting, making this home truly stand out from the moment you arrive. Step inside to the main floor boasting maple hardwood floor through out, an open-to-above entryway, creating an inviting atmosphere. To the right a formal bright dining room, seamlessly flows into the open concept, cozy family room with a fireplace perfect for those cold winter months. The beautifully appointed kitchen features classic shaker style maple cabinetry, soft close drawers, stunning ceramic & glass, mosaic backsplash, large corner pantry, and gleaming granite countertops on a spacious island with upgraded plumbing fixtures, and stainless steel appliances. A Sunlit, breakfast nook overlooks the fully fenced backyard, with a raised deck enhanced by a sleek rainwater glass wall to add a touch of privacy to this outdoor retreat. The stairs lead down to a thoughtfully designed lower composite deck 16 x 16" ideal for summer entertaining, paired with a fully fenced large backyard. Head upstairs the spacious primary suite, boasts a generous walk-in closet, an en-suite with granite countertops and makeup desk, tile flooring, upgraded cabinetry, a standup shower, and a soaker tub with updated plumbing fixtures. Plus two additional well sized bedrooms, and another full bath. The versatile oversized bonus room provides ample space for family living. The unfinished basement is a blank canvas ready to be transformed to suit your needs and lifestyle. This home has been meticulously cared for, with recent updates, including new

shingles, eaves-troughs, and siding, offering peace of mind for years to come. Nested in a vibrant neighborhood, short distance from parks, playground, top rated schools and convenient transit options. Front of property faces NW, backyard SE. Most furniture is negotiable-This home is a true gem. Don't miss this rare opportunity. Schedule your private showing with your favorite agent today!