



**288 Brightonstone Green SE
Calgary, Alberta**

MLS # A2209889



\$775,000

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|------------------|--|---------------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,341 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Front Drive, Garage Faces Front | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Rectangu | | |

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|--------------------|---|-------------------|-----|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) | | |
| Inclusions: | Gazebo, Garage Storage | | |

Situated in the sought-after community of New Brighton, this beautifully crafted two-storey home is designed for family living. The main level boasts rich newly refinished hardwood flooring, setting the stage for an inviting and stylish atmosphere. Just off the front entrance, French doors open to a dedicated home office, offering a quiet and productive workspace. The bright and airy living room is enhanced by expansive windows that flood the space with natural light, while a striking panelled feature wall frames the gas fireplace, creating a cozy focal point. The open-concept dining area seamlessly connects to the well-appointed kitchen, complete with sleek black and black stainless steel appliances including a gas stove, a walk-in pantry, a convenient breakfast bar, and contemporary lighting fixtures. A well-placed laundry room and a powder room complete the main floor. Upstairs, a spacious bonus room provides a versatile space for relaxation or entertainment. The upper level also includes three generously sized bedrooms, highlighted by a relaxing primary suite with a walk-in closet and a private ensuite bath featuring a heated floors, a jetted soaking tub and a corner shower—an ideal retreat at the end of the day. The additional bedrooms offer plenty of closet space and share a stylish full bathroom. The finished basement expands the home’s functionality and warmth with in-floor heat and boasts a large recreation room, dedicated fitness area, and a built-in workspace ideal for creative projects or remote work. An additional bedroom and full bathroom provide extra space for guests or family members. Step outside to enjoy the thoughtfully designed sunny West facing backyard, perfect for outdoor gatherings, BBQ’s (two gas hook ups available) and alfresco dining. The double attached garage ensures comfort during colder months from in-slab heat, while

providing ample space for vehicles, storage, or hobbies. New Brighton is a vibrant and welcoming community, offering an array of amenities for residents to enjoy. The New Brighton Club serves as a central hub with a splash park, hockey rink, tennis and basketball courts, and year-round community programs. A ball diamond, serene pond, scenic walking paths, and a nearby playground provide even more options for outdoor recreation. Whether you're looking to stay active, connect with the community, or unwind in a peaceful setting, this exceptional home offers the perfect balance of comfort and convenience.