# \$739,999 - 78 Brightonwoods Grove Se, Calgary

MLS® #A2203356

#### \$739,999

3 Bedroom, 3.00 Bathroom, 2,152 sqft Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Open house Saturday April 05 from 3-5 pm. 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 your 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!

#### Built in 2010

#### **Essential Information**

MLS® #	A2203356
Price	\$739,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,152
Acres	0.09
Year Built	2010
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

#### **Community Information**

Address	78 Brightonwoods Grove Se
Subdivision	New Brighton

City County Province Postal Code

Calgary Calgary Alberta T2Z 0T4

## Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, No Ani Floorplan, Pantry, Soaking Tu
Appliances	Dishwasher, Electric Stov Washer/Dryer, Window Cove
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished



## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Rectangular Lot, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 20th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	356
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office CIR Realty

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