

**65 Brightondale Green SE**  
**Calgary, Alberta**

**MLS # A2246204**



# \$669,900

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,736 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Front Yard, Interior Lot, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Welcome to this charming and well-maintained family home in the heart of New Brighton! Built by Beattie Homes, this spacious two-storey offers an ideal blend of comfort, functionality, and thoughtful upgrades throughout. Inside, you'll find 3 bedrooms, 2.5 bathrooms, and a large bonus room with vaulted ceilings—perfect for relaxing or entertaining. The open-concept main floor features a functional kitchen with ceramic tile flooring, an eat-up island, corner pantry, and stainless steel appliances. The adjoining dining area and inviting great room are finished with bamboo hardwood floors, custom built-in shelving, and a cozy gas fireplace. A convenient main floor laundry room, plus a 2-piece powder room, complete the main level. Upstairs, enjoy the bright and airy bonus room with vaulted ceiling, a spacious primary bedroom with walk-in closet and a 4-piece ensuite featuring a jetted tub and separate shower, along with two additional bedrooms and another full bathroom. The fully finished basement adds valuable living space, featuring a large recreation/media room, a fourth bedroom, and plenty of room for guests, hobbies, storage, or a home office. Steps from schools, parks, green spaces, and the New Brighton Community Centre. This move-in-ready home is perfect for families seeking space, comfort, and community. Book your private showing today!