

47 Brightonstone Grove SE
Calgary, Alberta

MLS # A2249300



\$670,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,817 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Storage shed

Discover this immaculate home, perfectly located just steps from a playground and a short walk to the elementary school. The generous foyer with its soaring vaulted ceiling creates an immediate sense of space, while sleek hardwood floors flow seamlessly through the bright, open-concept living area. The stylish kitchen is centered around a practical island topped with light-coloured quartz and opens to a dining room that leads directly onto a low-maintenance, south-facing deck – the ideal spot to unwind at day’s end. In the living room, the welcoming glow of the fireplace makes long winter evenings wonderfully cozy. With its unique position backing onto the side of another property, the home enjoys exceptional privacy. Upstairs, you’ll find a massive bonus room and three bedrooms, including a spacious primary suite. The primary retreat boasts a spa-inspired ensuite and a huge walk-in closet, while a second full bathroom serves the other two bedrooms. The fully finished basement offers an expansive family room, perfect for gatherings and entertainment. A double garage eliminates winter ice scraping, complemented by extra parking on the extended driveway. Additional features include central air conditioning for year-round comfort, a sprinkler system, a water softener, and a built-in vacuum system. This beautifully updated home is sure to impress – book your viewing today!