

174 Brightonstone Landing SE
Calgary, Alberta

MLS # A2279226

\$747,000



Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	n/a		

A rare opportunity in New Brighton, this well-maintained 2-storey home backs onto pathways and green space and is steps from schools, playgrounds, soccer fields, and the community clubhouse offering tennis courts, hockey and skating rinks, and more recreational amenities. The bright main floor offers an open-concept kitchen with island, spacious dining area, and inviting great room with gas fireplace, along with a large home office, laundry room, and convenient 2-piece bath. This home features a lower-level legal suite. Upstairs includes a spacious bonus room, a primary bedroom with full ensuite, and two additional bedrooms with a full bathroom, perfect for family living. The lower level has a private entrance, open-concept kitchen and living area, stainless steel appliances, vinyl plank flooring, separate laundry, one bedroom, full bath and a den.