



**130 Brightonwoods Grove SE
Calgary, Alberta**

MLS # A2304275



\$749,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,127 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this meticulously maintained two-storey home located in the highly sought-after, family-friendly community of New Brighton. Featuring a fully developed walk-out basement (illegal suite), this property offers a total of five bedrooms and three and a half bathrooms—ideal for a growing family. Upon entry, you are welcomed by a spacious foyer that provides convenient access to a living room,, a two-piece powder room, and a functional mudroom with laundry, which leads directly to the double attached garage. The main floor further showcases an open-concept layout, seamlessly connecting the Family room, dining area, and kitchen. Large windows throughout this space fill the home with natural light, creating a warm and inviting atmosphere. The upper level offers a generously sized primary bedroom complete with a four-piece ensuite and a walk-in closet with ample storage. This floor is complemented by two additional bedrooms, a spacious bonus room, and a four-piece main bathroom. The fully developed walk-out basement, with its own separate entrance, features a kitchen, living and dining area, two well-proportioned bedrooms, and a four-piece bathroom. Conveniently located close to schools, parks, and shopping amenities, this home combines comfort, functionality, and an excellent location.