



**31 Brightondale Close SE
Calgary, Alberta**

MLS # A2308483

\$725,000



Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,968 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: tv wall mount x2, shed, all window coverings, gazebo

This beautifully finished, nearly 2800 square-foot home is move in ready! This home offers exceptional space, style, and functionality for its next family. This family has absolutely loved it here- especially the proximity to the New Brighton Resident's Association- you will too! From the moment you step inside, the welcoming front entry provides a glimpse of the stunning fireplace, elegant kitchen, and recently updated flooring that flows throughout. The kitchen is truly a standout, showcasing UPSCALE CABINETRY, a CUSTOM-style hood fan, beautiful countertops, built in microwave and oven - a PREMIUM kitchen for the neighbourhood! As you head upstairs, you will notice the beautiful NEW CARPETS and see that the bonus room was thoughtfully located, creating the perfect space for movie nights without disturbing the rest of the household. Upstairs, the spacious primary retreat exudes elegance with a beautiful ARCHWAY feature, while the inviting ensuite offers a relaxing escape. The walk-in closet includes CUSTOM BUILT-INS, providing excellent organization and storage. The fully developed basement expands your living space with a large recreation area, FRESHLY PAINTED and ready for kids to play, family gatherings, or a teenager's private retreat. The FOURTH bedroom is currently configured as a hair salon, offering flexibility for a home business, guest room, or additional family bedroom (sellers will remove all salon equipment, and reset to a standard bedroom). Step outside to a lush, beautifully landscaped backyard ready for summer enjoyment. The GAZEBO creates an ideal setting for entertaining and relaxing, while the dedicated DOG RUN helps keep the yard tidy! ADDITIONAL HIGHLIGHTS- include a GARAGE HEATER, GEMSTONE lighting for year-round curb appeal, and significant exterior updates with the ROOF and SIDING replaced in 2020.

This home already has A/C to keep you comfortable all summer long! This location provides quick access to Stoney Trail and Deerfoot for those work commutes. There are several elementary and junior high schools within just a few minutes of the home! Enjoy the convenience of having every amenity less than 5 minutes away at 52nd Street, 130th Avenue, or McKenzie Towne. From Sobeys, Starbucks, Wal-Mart, Superstore, Shopper's Drug Mart, plenty of restaurants...it's all right at your doorstep! This is truly an exceptional location!