



**265 Brightonwoods Gardens SE
Calgary, Alberta**

MLS # A2316145



\$629,999

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge x2, dishwasher x2, microwave x2, hot tub

Welcome to this beautifully maintained 2-storey home in the heart of family-friendly New Brighton. Offering over 1,800 sq. ft. above grade plus a finished basement, this home provides the space, comfort, and flexibility today's buyers are looking for. The bright and inviting main floor features high ceilings, rich hardwood flooring, and a functional open-concept layout ideal for everyday living and entertaining. The kitchen is the heart of the home, complete with a large island, breakfast bar, ample cabinetry, and generous prep space overlooking the dining area and cozy living room with gas fireplace. Main floor laundry and a convenient powder room add everyday practicality. Upstairs, the spacious bonus room with vaulted ceilings offers the perfect second living area for movie nights, a playroom, or a home office. The primary bedroom is a relaxing retreat with a walk-in closet and private 4-piece ensuite featuring a soaker tub. Two additional bedrooms and another full bathroom complete the upper level. The finished basement adds excellent versatility for extended family, guests, or additional living space. Outside, enjoy the sunny backyard featuring a private oversized deck with a gas line for your barbecue, a fenced yard, and a hot tub—perfect for summer evenings and weekend entertaining. Complete with a double attached garage and full driveway, this home is ideally located close to parks, playgrounds, schools, walking paths, and all the amenities New Brighton has to offer. A wonderful opportunity in one of Calgary's most sought-after southeast communities.