



**174 Brightondale Crescent SE
Calgary, Alberta**

MLS # A2316940



\$679,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,798 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees, No Back La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 174 Brightondale Crescent SE! This beautifully maintained family home offers over 2,500 sq. ft. of developed living space with 4 bedrooms, 2.5 bathrooms, a spacious bonus room, a fully finished basement, and a double attached garage. The perfect combination of thoughtful updates, functional family living, and everyday convenience. The heart of the home features a stunning kitchen renovated in 2025 with new cabinetry, stone countertops, and stainless steel appliances. Additional major updates include a new hot water tank (2024), water softener (2024), reverse osmosis system (2024), air conditioning (2020), and roof (2020), helping put your mind at ease when it comes to those big-ticket items. The original furnace has been professionally serviced and maintained annually. Pride of ownership is evident throughout this well-cared-for home. Ideally located just a 4-minute walk to the New Brighton Community Centre, you'll enjoy year-round amenities including tennis courts, a hockey rink, banquet facilities, and recreational programming. Families will appreciate the proximity to schools, parks, and pathways, while everyday errands are a breeze with shopping, restaurants, and services just minutes away. Commuters will love the quick access to Deerfoot Trail and Stoney Trail. A fantastic opportunity to own a move-in-ready home in one of Calgary's most sought-after family communities!