



**237 Brightonwoods Gardens SE  
Calgary, Alberta**

**MLS # A2317395**



**\$725,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,162 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Fireplace(s), Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, French Door, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** Freezer in the Garage

Over 3,100 sq. ft. of living space, 5 bedrooms + main level OFFICE + BONUS ROOM, this home is ideal for families needing space to live, work, and grow. Open-concept design with hardwood flooring, a spacious living area, granite kitchen countertops, and a dedicated main floor office. Upstairs, spacious bonus room with three additional bedrooms. The finished basement provides two additional bedrooms, one of which can also be used as a second office, making it a great option for guests, older children, or a work-from-home setup. This home has been loved, meticulously maintained and updated, including hail-resistant shingles [2021], brand new carpet upstairs [2026], brand new backyard sod [2026], paint touchups inside and outside the home [2026] and a freshly stained deck [2026], parts of vinyl siding [2021], hot water tank [2021], refrigerator, dishwasher, washer, and dryer all upgraded [2024], primary ensuite bathroom tiling and shower [2025], attic sprayfoamed around vents [2024] and network CAT 5E wiring in every room. Located close to schools, parks and access to New Brighton's amenities, this home offers a rare combination of space, flexibility, updates, and everyday convenience for a growing family.