



**5 Brightonstone Grove SE
Calgary, Alberta**

MLS # A2322632



\$634,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,669 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: TV Mount in Basement, Deck Cover + Gazebo, Fire Pit, Knife Block

Air-conditioned, filled with natural light and excellently positioned across from a green space with playground, this inviting and charming New Brighton home offers over 2,320 sq ft of developed living space. Situated on a large corner lot with a sunny south-facing yard and boasting a functional layout, this home offers multiple spaces to gather, relax, work, play, and make lasting memories. Stepping inside you'll instantly feel at home as you discover hardwood flooring, 9' ceilings, and an abundance of windows that create a bright and airy atmosphere throughout the main floor. The upgraded white kitchen features ceiling-height cabinetry with glass accents, s/s appliances, granite countertops, a corner pantry, and plenty of prep/storage space. The kitchen flows seamlessly into the dining area with plenty of space to host dinner parties/holiday gatherings and overlooks the inviting living room, where a cozy gas fireplace and large windows create a warm and welcoming place to entertain and relax. Conveniently located just off the double attached garage, you'll find a combined laundry area and 2-piece bath making laundry day a breeze. Upstairs, a thoughtfully designed layout offers excellent separation between living and sleeping spaces. The bright vaulted bonus room is positioned away from the bedrooms, creating a versatile space for to unwind. The peaceful and spacious primary suite includes a walk-in closet and private 4-pc ensuite. 2 good-sized bedrooms and a 4-pc bath complete the upper level. The fully developed basement features a family room that's ideal for movie nights and could be used easily as a home gym, homework space, place for your hobbies, or a combination of all of the above. A 4th bed and 2-pc bath and storage under the stairs complete the lower level. Outside, the sunny south-facing backyard invites you to slow down and is the perfect

place to fire up the BBQ with the convenient gas line on the deck or gather around the firepit with family and friends. The large corner lot provides additional breathing room, while the dbl attached garage, front driveway and street offer plenty of parking for guests. Life in New Brighton comes with plenty of perks. When you're ready to venture beyond your backyard, you'll appreciate having parks, paths, schools, shopping at nearby 130th Avenue's South Trail entertainment district, and the New Brighton Club just mins away. From skating/hockey in the winter to tennis, pickleball, splash park fun, playgrounds, and community events throughout the year, there is always something to do close to home. Add in the playground and green space directly across the street and it's easy to picture the lifestyle this location offers. Commuters will appreciate the quick access to major roadways and public transit allowing you to navigate around the city with ease. Additional peace of mind comes from the brand-new roof, allowing you to focus less on maintenance and more on enjoying everything this home and community have to offer.