



GRASSROOTS
REALTY GROUP

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**82 Brightondale Parade SE
Calgary, Alberta**

MLS # A2323285



\$649,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,655 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Landscaped, Lawn, L		

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

Features: Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: TV bracket in Great Rm (TV not included), Mudroom cabinetry, Bonus Rm TV / Bookcase cabinetry, basement TV / Bookcase cabinetry

*** OPEN HOUSE - Saturday June 27th from 11am - 1pm*** You will LOVE this home! The thoughtful layout eliminates wasted space and creates HUGE main rooms giving everyone plenty of space to gather, play, and grow. The SE rear exposure and smart window placement keeps the whole house bright and cheerful all day. By relocating the laundry, the Mudroom is now a spacious, uncluttered and organized main entry into the home for you and your Family! Situated on a corner lot, the yard is much bigger than typical and has sunshine in it all day long. Privacy is enhanced thanks to mature trees and there's only one other yard attached to yours. Another perk is plenty of street parking. • Being a quick 2-minute stroll from the community center, splash park, parks, playgrounds, and family-friendly pathways makes these amazing amenities so easy to enjoy! Peace of mind comes built-in, as your kids only have to cross one single street to get to the local school (K - Grade 9). Having grocery stores, family restaurants, pubs, boutique shops just minutes away, and access to Deerfoot and Stoney readily available, means less time in traffic and more time enjoying your beautiful new home! You deserve to live this well. Make this one yours before someone else does!