



**237 Brightonwoods Gardens SE
Calgary, Alberta**

MLS # A2323475



\$700,000

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

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

Inclusions: Freezer in the Garage

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.