



GRASSROOTS
REALTY GROUP

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277 Brightonwoods Gardens SE
Calgary, Alberta

MLS # A2328751



\$619,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,665 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Tv and mount in main floor living room

Beautiful family home in desirable New Brighton! This well maintained, 3 bedroom house sits steps from a park and gives plenty of room for the growing family. The open concept main floor boasts large kitchen with corner pantry, island, ample dining area and living room, perfect for hosting family and friends. The upper level features huge bonus room with vaulted ceiling, 3 bedrooms, including the primary suite with its own 4 piece ensuite including large stand alone shower. The lower level is unspoiled, awaiting your finishing touch. Outside the large yard is complete with deck and plenty of room for the kids to play. Recent updates include Fridge 2022, Stove April 2025, Washer 2023, Hot water tank November 2024, Shingles 2020, North facing siding/soffit/eaves 2020 and increased attic insulation. Call today to book your private showing!