



GRASSROOTS
REALTY GROUP

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169 Brightonwoods Gardens SE
Calgary, Alberta

MLS # A2335275



\$775,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,929 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

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

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

Inclusions: ceiling fan (s)

OPEN HOUSE!! Sunday Sept. 20, 1:00 to 3:00 Welcome to 169 Brightonwoods Gardens, a stunning two-storey walkout home backing directly onto scenic greenspace in the heart of New Brighton. With 4 bedrooms, 3.5 bathrooms, an expansive pie-shaped lot, and exceptional upgrades throughout, this is a home designed for both family living and entertaining. The main floor is bright, open, and thoughtfully laid out. At the heart of the home is a beautiful chef's kitchen featuring high-end appliances, including an oversized gas range, making it ideal for preparing everything from everyday family meals to large gatherings. The adjacent living room opens onto a spacious patio overlooking the backyard, with unobstructed views of the park and greenspace beyond. A well-proportioned dining area, convenient 2-piece bathroom, and main-floor laundry room complete this level. Upstairs, the impressive bonus room is a true highlight, featuring soaring vaulted ceilings, large windows, plenty of space for a large office or home theatre. The spacious primary retreat overlooks the park and offers a large walk-in closet and luxurious ensuite complete with heated pebble flooring and a custom walk-in shower. Two additional bedrooms and a full bathroom provide plenty of space for the entire family. The fully finished basement adds even more versatility, featuring a large recreation room, spacious fourth bedroom, and beautiful full bathroom. With its bright, open design and direct walkout to the lower patio, this level provides exceptional additional living space and endless possibilities for a growing family, guests, or those who love to entertain. Outside, the nearly 6,000 sq. ft. pie-shaped lot is one of the standout features of this property. The backyard has been thoughtfully landscaped with built-in garden beds, low-maintenance artificial turf, and a stamped concrete patio. Just

beyond the back gate, enjoy immediate access to walking paths, baseball diamonds, and soccer fields, while strategically placed trees provide privacy and a beautiful natural backdrop. The home has been upgraded throughout, including a brand-new impact-resistant roof, central air conditioning, upgraded appliances, high-end flooring, and built-in speakers in the bonus room, along with many additional improvements. Perfectly located within walking distance of St. Marguerite's and Dr. Martha Cohen Schools, this exceptional home combines an enviable location with an incredible lot, thoughtful layout, and impressive finishings. Rarely does a home offering this much come to market! A truly remarkable New Brighton home that needs to be seen to be fully appreciated.