



GRASSROOTS
REALTY GROUP

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130 Brightonwoods Grove SE
Calgary, Alberta

MLS # A2340208



\$699,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,133 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Close to Clubhouse, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	Safe in closet, shed		

Welcome to your next home in the vibrant and family-friendly community of New Brighton! This beautifully maintained two-storey home offers an exceptional combination of space, functionality, natural light, and versatility, with 5 bedrooms, 3.5 bathrooms, a fully developed walk-out basement, and a double attached garage. Step inside to a welcoming foyer that opens into a thoughtfully designed main floor. The bright living room, convenient 2-piece powder room, and functional mudroom with laundry provide everyday comfort and practicality. At the heart of the home, the open-concept kitchen, dining, and family room create the perfect space for family gatherings and entertaining. Large windows flood the main living areas with natural light, creating a warm and inviting atmosphere throughout. Upstairs, the spacious primary retreat features a 4-piece ensuite and generous walk-in closet, while two additional bedrooms provide plenty of room for family, guests, or a home office. A large bonus room offers even more flexibility for movie nights, play space, or relaxation, along with a 4-piece main bathroom. The fully developed walk-out basement adds incredible versatility and features its own separate entrance, kitchen, living and dining area, two bedrooms, and a 4-piece bathroom. Whether you're looking for additional family space or a potential income-generating setup, this level offers plenty of possibilities. Basement is an illegal suite. Located close to schools, parks, shopping, playgrounds, transit, and everyday amenities, this home is perfectly positioned for convenient family living. A spacious home, a functional layout, a walk-out basement, and a fantastic New Brighton location—this one is ready to welcome its next family. Don't miss your opportunity!

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