



GRASSROOTS
REALTY GROUP

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73 Brightondale Parade SE
Calgary, Alberta

MLS # A2340775



\$649,900

Division:	New Brighton		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,416 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Skylight(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Built In Garage Upper Cabinet's and Built In Garage Work Benches

Welcome to this beautifully maintained bungalow in the sought-after community of New Brighton, offering OVER 2,700 SQ. FT. OF DEVELOPED LIVING SPACE and a peaceful setting BACKING ONTO GREEN SPACE. Thoughtfully designed for comfortable everyday living and effortless entertaining, this inviting home features a bright, spacious layout with impressive architectural details throughout. The main floor welcomes you with SOARING VAULTED CEILINGS, rich HARDWOOD FLOORING, LARGE WINDOWS and a striking GAS FIREPLACE that creates a warm and inviting focal point in the living room. The well-appointed kitchen features an UPDATED REFRIGERATOR AND GAS RANGE, CENTRAL ISLAND, BREAKFAST BAR and abundant cabinetry and counter space. The adjoining dining area provides direct access through patio doors to the backyard deck, creating a seamless connection between indoor and outdoor living. The spacious PRIMARY RETREAT offers a WALK-IN CLOSET and relaxing 4-PIECE ENSUITE complete with a JACUZZI TUB AND SEPARATE SHOWER. A dedicated OFFICE/DEN provides an ideal space for a home office, while the main floor also features a FORMAL DINING ROOM, convenient LAUNDRY and 2-PIECE POWDER ROOM. The FULLY DEVELOPED LOWER LEVEL features IMPRESSIVE 9-FT CEILINGS, creating an open and comfortable extension of the home's living space. A generous RECREATION AREA provides plenty of room for a family room, games area or media space, along with TWO ADDITIONAL BEDROOMS, a 4-PIECE BATHROOM and dedicated STORAGE. Step outside and enjoy the privacy of the spacious backyard deck, complete with a BBQ GAS HOOKUP and peaceful views toward the GREEN SPACE beyond. Additional exterior improvements include NEW PAVING

COMPLETED IN 2025. Numerous thoughtful upgrades enhance the home's comfort, efficiency and air quality, including a HOSPITAL-GRADE HEPA/UV AIR PURIFICATION SYSTEM — AN APPROXIMATELY \$10,000 UPGRADE — along with CENTRAL AIR CONDITIONING and CENTRAL VACUUM. The FURNACE WAS CLEANED IN 2024, with the INDUCED DRAFT MOTOR REPLACED IN 2019. The HOT WATER TANK AND HOT WATER RECIRCULATION PUMP were both replaced in 2023, providing faster access to hot water throughout the home. The ATTIC HAS BEEN UPGRADED WITH SPRAY FOAM INSULATION, and the SKYLIGHT has been replaced with an ENERGY-EFFICIENT TRIPLE-PANE UNIT. Please note the AIR PURIFICATION SYSTEM FILTER REQUIRES REPLACEMENT. The DOUBLE ATTACHED GARAGE offers exceptional everyday convenience with DIRECT ACCESS TO THE HOME, 220-VOLT POWER and a NEW GARAGE DOOR OPENER INSTALLED IN 2025. Ideally located close to SCHOOLS, PARKS, PLAYGROUNDS, WALKING PATHS, BASEBALL FACILITIES AND HOCKEY RINKS, this exceptional New Brighton bungalow offers the space, comfort and lifestyle you've been looking for. BACKING ONTO GREEN SPACE, with OVER 2,700 SQ. FT. OF DEVELOPED LIVING SPACE, 9-FT BASEMENT CEILINGS and an impressive list of updates, this is an opportunity you won't want to miss. BOOK YOUR SHOWING TODAY!