



GRASSROOTS
REALTY GROUP

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**87 Brightonstone Gardens SE
Calgary, Alberta**

MLS # A2346625



\$689,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,219 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Dog Run Fenced In, Landscaped, Pie Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), French Door, Kitchen Island, Pantry, Soaking Tub

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

Inclusions: Pool Table & Accessories

A BACKYARD TO COME HOME TO. This original owner New Brighton home offers 2,208.69 sq. ft. above grade and a floorplan made for busy family life, with room to gather, room to play and thoughtful spaces for four legged family members too. The beautifully established backyard is a standout, with mature gardens, a deck and pergola for summer dinners, a retractable screen, gas line for the BBQ, outlets for suspended patio heaters and a dedicated dog run with direct dog door access to the mudroom. Inside, the Cardel Cascade plan gives everyone a place of their own. The main floor great room centres around a gas fireplace and opens to the kitchen and dining area, while a separate front den is ideal for work, homework or quiet time. The laundry and mudroom off the garage includes a large utility sink, particularly handy after muddy paws, gardening or outdoor adventures. Upstairs are three bedrooms and an exceptionally spacious bonus room, wired for home theatre and ready for movie nights, games and family downtime. The primary retreat offers a walk in closet and ensuite with separate shower and deep soaker tub. Downstairs, the fully developed lower level adds a large recreation room, second gas fireplace, fourth bedroom, full bathroom and storage. With a great room on the main, bonus room above and recreation room below, there are three distinct living spaces for a family to grow into. The oversized double attached garage offers two separate overhead doors, 220V power, ample room for vehicles, bikes, sports equipment and hobbies. The exceptionally wide driveway adds even more everyday flexibility. And beyond the backyard, New Brighton is built for active family life, with nearby schools, playgrounds and community amenities including a splash park, skating rink, tennis and pickleball courts. Whether the day includes school drop off, a playground visit,

skating, a bike ride or simply letting the dog outside, so much of everyday family life is close to home. After nearly two decades with its original family, this is a home ready for its next chapter, with space for kids, pets, work, play and the everyday moments that make a home yours. Four bedrooms, four bathrooms, a dedicated dog run, a large landscaped lot with mature landscaping and garden, schools within walking distance, abundant amenities nearby in McKenzie Towne, and a green space and playground kiddie corner for those after dinner walks and one last play before bedtime. There is so much here for a family to grow into, enjoy and call their own. Book your private viewing today and come imagine your family here.