



GRASSROOTS
REALTY GROUP

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162 Brightonstone Landing SE
Calgary, Alberta

MLS # A2346740



\$699,900

Division:	New Brighton		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,329 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Greenbelt, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Basement stand-up freezer, basement refrigerator, electric fireplace, TV wall-mount, basement shelving, garden shed

Welcome to this gorgeous, custom-built executive raised bungalow backing directly South onto a greenbelt. This residence welcomes you with an abundance of natural light and an airy, open-concept design. Soaring vaulted ceilings and a bright skylight elevate the main living space, while fresh paint and premium Hunter Douglas blinds add a touch of modern comfort. Timeless kitchen is complete with warm granite countertops, raised eating island, shaker cabinetry, stainless steel appliances, including a gas stove, and convenient pot drawers. The inviting living area with gas fireplace is flooded with natural light from large windows overlooking the green space. The primary suite easily accommodates a king-size bed features vaulted ceilings, generous walk-in California closet and a private ensuite. A dedicated front office offers a quiet, space to work from home, framed by elegant California shutters. A functional powder room and main floor laundry complete this level. Downstairs, the professionally developed basement boasts 9-foot ceilings and large windows, offering a generous family room, recreation area, two additional bedrooms, one with large walk-in closet and a full 4-piece bath. Exterior features include a covered sundeck with BBQ area with a gas line and a stamped concrete patio with mature trees--all overlooking the green space. Complete with a front attached garage. Recent updates include main floor fresh paint (including baseboards), shingles 2022, hot water tank 2023, all smoke detectors 2026. Residents enjoy access to pickleball courts, splash park, playground and outdoor hockey rink. Walking distance to New Brighton School K-5. Easy access major roads. This home is a must see!