



GRASSROOTS
REALTY GROUP

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87 Brightonstone Passage SE
Calgary, Alberta

MLS # A2352801

\$725,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,287 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Level, Private, Rectangular Lot, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Stone Counters		

Inclusions: none

Welcome to New Brighton! This awesome family home is in one of the absolute best parts of the community, and you are going to love it! It is a large, two-story home with almost 2,300 square feet and a great open layout. On the main floor, you'll find a modern galley kitchen with an oversized island, a private den right by the front entrance, a warm, bright living room, and a dining area that opens up to the back deck. Upstairs, there is a huge bonus room, a convenient laundry room, and three bedrooms. The primary bedroom features vaulted ceilings and massive windows, and has its own private 5-piece en-suite bathroom. The house gets tons of natural light, stays cool with air conditioning, and sits on a quiet street right next to the local water park. The finished basement has a second office/den, a big bright bedroom, a private 3-piece bathroom, and an oversized family room. Possession date allows you to get in before Christmas!