

44 Brightonwoods Grove SE  
Calgary, Alberta

MLS # A2200258



**\$685,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, On Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** There 2 Stoves, 2 Refrigerators, 2 Dishwashers, 2 washers, 2 Dryers

Open House Saturday April 26 1:00 - 4:00 pm. Beautiful Walk-Out Bungalow | Fully Developed | 2+2 Bedrooms | 2 Kitchens Welcome to this immaculate, modern bungalow that has just been freshly painted, with a fully developed walk-out basement, offering the perfect blend of style, comfort, and functionality. With vaulted ceilings, skylights, and expansive south-facing windows, this home is bathed in natural light, creating a warm and inviting atmosphere. The main floor boasts rich oak hardwood flooring throughout the kitchen, dining area, living room, and both bedrooms. The stylish kitchen features dark-stained cabinetry, a center island, and a corner pantry, all beautifully illuminated by a skylight. A patio door off the dining nook leads to a sunny south-facing deck—ideal for relaxing or entertaining. The spacious living room is anchored by a cozy fireplace with elegant oak pillars and a classic mantle, adding a touch of charm and sophistication. The walk-out basement is thoughtfully designed with gleaming engineered hardwood flooring and includes a second kitchen with three appliances, two additional bedrooms, and a four-piece bath—a fantastic setup for senior parents, extended family, or rental potential. This home is loaded with thoughtful upgrades, including laundry hookups on both levels (two washers and two dryers included), a new furnace (2019), and a new roof, siding, and eavestroughs (2021). Enjoy the convenience of gas hookups for BBQs on both the upper and lower decks. Nestled on a fully fenced and landscaped lot, this exceptional home is move-in ready and waiting for you! Don't miss this rare opportunity—schedule your viewing today! Price reduced \$15,000 April 3!