

29 Brightondale Green SE  
Calgary, Alberta

MLS # A2206655



**\$635,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to this delightful two-story home, perfectly situated on a quiet, family-friendly street in the heart of New Brighton. Just steps away great schools, playgrounds, and pathways, this residence offers the ideal setting for your family to thrive. As you step inside, you'll immediately appreciate the freshly painted interiors that create a warm and inviting atmosphere. The open-concept main floor is designed for both comfort and entertaining. The spacious living room, featuring a cozy corner fireplace and large south facing picture windows. The living area flows seamlessly into the kitchen. Culinary enthusiasts will be delighted by the brand-new stainless steel appliances, ample cupboard and counter space, a corner pantry, and a raised eating bar, perfect for casual family meals. Adjacent to the kitchen, the large dining area opens through French doors to a large 13'x16' deck, setting the stage for memorable summer barbecues and outdoor gatherings with family and friends. For added convenience, the main floor also includes a well located 2-piece bathroom combined with a laundry room. The attached double garage provides secure parking and additional storage space. Venture upstairs to discover three generously sized bedrooms. The primary suite is a true retreat, offering ample space for king-sized furniture, a large walk-in closet, and a 4-piece ensuite complete with a luxurious soaker tub, separate shower, and dual sinks. Two additional bedrooms share a convenient 4 piece bathroom, making morning routines a breeze for the whole family. The fully finished lower level expands your living space with a vast family recreation area, ideal for movie nights, game days, or a home gym. With a bathroom rough-in ready for your personal touch and plenty of storage space, this basement offers endless possibilities. Step outside to the south-facing, fenced backyard, a haven for

children and pets to play freely. Garden enthusiasts will appreciate the flower beds, while the spacious area offers potential for RV parking or the addition of another garage. Recent upgrades enhance the home's comfort and efficiency, including a brand-new air conditioning system to keep you cool during Calgary's warm summers, and a new hot water tank ensuring reliability for years to come. New Brighton is a vibrant, family-oriented community known for its exceptional amenities and strong sense of togetherness. Residents enjoy access to the New Brighton Club, a 6,500-square-foot facility featuring tennis courts, a beach volleyball court, basketball courts, a splash park, playground, and a hockey rink. The community also boasts the New Brighton Athletic Park, complete with multisport fields, a baseball diamond, playgrounds, and a skatepark. With numerous schools, shopping centers, and dining options nearby, New Brighton offers the perfect blend of suburban tranquility and urban convenience. Don't miss the opportunity to make this exceptional house your own!