



THE
A-TEAM

**RE/MAX
FIRST**

195 BRIGHTONSTONE Gardens, Calgary t2z 0h1

MLS® #: **A2124691**

Area: **New Brighton**

Listing Date: **04/19/24**

List Price: **\$685,000**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,144 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,911**
Low Sqft:
Ttl Sqft: **1,911**

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **High Ceilings,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`0" x 14`0"	Breakfast Nook	Main	11`0" x 10`0"
Bedroom - Primary	Second	13`6" x 11`11"	Kitchen	Main	11`11" x 9`6"
Bedroom	Second	10`0" x 9`3"	Family Room	Second	20`0" x 14`0"
Bonus Room	Second	17`2" x 14`5"	Bedroom	Second	10`5" x 9`6"
Bedroom	Basement	11`5" x 11`0"	4pc Bathroom	Second	4`11" x 6`7"

4pc Ensuite bath
2pc Bathroom

Second
Lower

7`3" x 6`7"
3`11" x 4`11"

2pc Bathroom

Main

4`11" x 3`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0711046

Remarks

Pub Rmks:

Well kept home of 2478 sqft in total living area, on a 11 meter lot, newer hardwood flooring on upper level, 9 foot ceiling on main floor, spacious living room with fireplace. Good size kitchen with pantry, island, and a nook. Deck off kitchen to the south facing back yard. Upper level has a bonus room, and 3 good size bedrooms, spacious Master bedroom has a 4 piece ensuite bath, and a walk in closet. Basement is fully finished with a huge recreation room / family room, a bedroom and a 2 piece bathroom, storage and utility room.

Inclusions:
Property Listed By:

none
First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



