



THE
A-TEAM

**RE/MAX
FIRST**

13 BRIGHTONDALE Park, Calgary T2Z 4N7

MLS®#: **A2157121** Area: **New Brighton** Listing Date: **08/16/24** List Price: **\$684,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **3,842 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,827**
 Low Sqft:
 Ttl Sqft: **1,827**

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,City Lot,Fruit Trees/Shrub(s),Gazebo,Front Yard,Lawn,Landscaped,Street Lighting,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard,Rain Gutters** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`11" x 13`0"	Kitchen	Main	12`3" x 11`11"
Dining Room	Main	11`11" x 8`10"	Pantry	Main	3`11" x 3`11"
Foyer	Main	10`9" x 6`9"	Laundry	Main	8`11" x 5`7"
2pc Bathroom	Main	4`9" x 4`7"	Bonus Room	Second	17`11" x 13`5"
Bedroom - Primary	Second	12`11" x 12`1"	Walk-In Closet	Second	6`6" x 4`7"
4pc Ensuite bath	Second	10`7" x 8`11"	Bedroom	Second	11`0" x 8`11"

Bedroom
Family Room
4pc Bathroom

Second
Basement
Basement

10`1" x 9`5"
23`10" x 15`1"
9`4" x 6`1"

4pc Bathroom
Flex Space
Furnace/Utility Room

Second
Basement
Basement

8`11" x 4`11"
10`9" x 4`0"
13`4" x 11`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0412071

Zoning:
R-1N

Remarks

Pub Rmks:

WELCOME to this AIR-CONDITIONED, IMMACULATE 2 Storey HOME w/2480 Sq Ft of DEVELOPED Space, an ATTACHED DOUBLE Garage, 3 Bedrooms, 3 ½ Full Bathrooms (incl/EN-SUITE), a Patio area, a Deck area, a Gazebo, all on a 3842 Sq Ft LOT in the Community of NEW BRIGHTON!!! We begin w/Curb Appeal including Trees, Flowers, + an INVITING Front Porch Entryway incl/a Wishing Well. Entering the foyer, you will see the Open-to-Above 17' Ceiling w/windows allowing NATURAL LIGHT in this OPEN-CONCEPT floor plan. The NEW Vinyl Plank flooring, NEUTRAL Color Tones incl/Paint upgrading (incl/wooden trim), + Newer Blinds throughout this HOME give it a SPACIOUS feel, + a UNIQUE feature is the ARCHED doorways. The HUGE Living Room is PERFECT for entertaining GUESTS incl/the Kitchen, + a Dining room are adjoined. A corner GAS Fireplace w/Mantle for those chilly nights while you read a book, or nap after a long day. The Kitchen has MAPLE Cabinetry w/STORAGE, Black Appliances (Newer Dishwasher), Tiled Backsplash, a Corner PANTRY, + an ISLAND w/Breakfast Bar for those on-the-go meals. The Dining Room will accommodate a large table w/FAMILY, + FRIENDS, or dim the lights for a Romantic dinner together. The patio door leads to the deck for the SOUTH-FACING backyard making it easy for OUTDOOR LIVING. Heading towards the front door again is the 2 pc Bathroom, + the Laundry/Mud Room has access to the Garage. The Upper floor has Carpet, + many windows for SUNSHINE to warm it up. There is a BONUS Room that creates a FUN space for a MUSIC area, a PLAY Room, or GAME nights w/LOVED ONES as you make MEMORIES. There is the 2nd Bedroom, a 4 pc Bathroom incl/Soaker Tub, + the 3rd Bedroom. The Primary Bedroom is LARGE enough for a King-sized bed, + furniture. The 4 pc EN-SUITE has a JETTED Tub for those days that you will take your time to RELAX, + UNWIND, a Standing Shower, + a Water Closet. The WALK-IN Closet has more Storage. In the Full Basement is the Family Room, + a Flex area that can be used in many ways incl/Theatre room w/Projector/Screen, + BUILT-IN Speakers, an Office, a Home Gym, or a Bedroom. There is a 4 pc Bathroom w/Soaker Tub, + the Utility Room (H2O Tank-2023, Newer Water Softener, Duct Cleaning-2024). This BEAUTIFUL Backyard has PRIVACY w/Trees, + a GAZEBO incl/Curtains. The Deck is for dinners on those SUMMER Evenings, or Lounging in a chair, + a Patio area to set up a Fire Pit where you can gaze up on a starry night. Grass for pets/children, to run around on, filled w/LAUGHTER as Family makes time to PLAY together. A New roof in 2019. This VIBRANT Community of New Brighton has a Recreation Centre offering Activities/Programs, 2 Tennis Courts, a Beach Volleyball Court, Basketball Courts, a Splash Park, + a Hockey Rink. It is a short drive, + WALKING distance of Schools, Parks/Green Spaces, Playgrounds, Pathways, Shopping, + more Amenities. EASY Commute to major thoroughways incl/Downtown, Transit, + future LRT station. Book TODAY to discover your DREAM HOME!!!

Inclusions:
Property Listed By:

**A/C Unit, Built-In Speakers, Gazebo, Play Structure in the backyard, Projector + screen in the basement, TV Mount, Venetian Blinds ?
RE/MAX House of Real Estate**

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