



THE
A-TEAM

**RE/MAX
FIRST**

192 BRIGHTONDALE Close, Calgary T2Z 4M6

MLS®#: **A2163445** Area: **New Brighton** Listing Date: **09/06/24** List Price: **\$719,900**
 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: **4,456 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,124**
 Low Sqft:
 Ttl Sqft: **2,124**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Irregular Lot**
 Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Beamed Ceilings,Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`8" x 10`3"	2pc Bathroom	Main	4`7" x 4`3"
Mud Room	Main	8`4" x 5`10"	Office	Main	11`7" x 9`8"
Living Room	Main	15`11" x 12`11"	Dining Room	Main	11`5" x 8`5"
Kitchen With Eating Area	Main	14`3" x 10`10"	Pantry	Main	4`0" x 3`11"
4pc Ensuite bath	Upper	11`4" x 7`5"	Bedroom - Primary	Upper	17`6" x 11`6"
Walk-In Closet	Upper	12`2" x 4`11"	Bedroom	Upper	11`0" x 10`9"
Bedroom	Upper	11`1" x 10`4"	4pc Bathroom	Upper	9`1" x 4`11"

Den
Laundry
Bedroom

Upper
Basement
Basement

17`11" x 15`5"
6`7" x 6`1"
12`4" x 8`10"

3pc Bathroom
Family Room
Office

Legal/Tax/Financial

Basement
Basement
Basement

8`7" x 6`7"
23`9" x 13`11"
11`0" x 6`10"

Title:
Fee Simple
Legal Desc:

0410150

Zoning:
R-1

Remarks

Pub Rmks:

Very motivated sellers! Why wait for 10 months to built when you can have this ready to move-in 2 storey home in the well sought community of New Brighton! Very well maintained with tons of upgrades: Central air conditioner, HEATED GARAGE, central vacuum system, water softener, smart heated toilet with bidet on main floor, kitchen with top of the line quartz countertops, granite sink, upgraded hood fan, big island, large pantry, extra cabinetry, new lightings, zebra window coverings, 2 fireplace, 4 bathroom and a professionally finished basement. This gorgeous house is in mint condition and has a spacious and very functional open floor plan. It also features a fully landscaped back and front yards, manicured lawns, huge deck, and an heated oversized double attached garage. The main floor features gleaming maple hardwood flooring, a den that can be converted into a play pen or an office for on owner who works from home; the living room with an elegant stone fireplace with hearth, cathedral ceilings with detailed wooden beams and large open windows. Upstairs you'll find a expansive bonus room with raised ceilings, 3 bedrooms, including the master bedroom with spectacular spa like ensuite. All this plus built in sound system throughout the home and far more upgrades than can be listed. Great location! Just a few minutes away from schools, community centre, parks, playgrounds, public transit, groceries, banks, coffee shops and other amenities!

Inclusions:
Property Listed By:

none
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











