



THE
A-TEAM

**RE/MAX
FIRST**

20 BRIGHTONDALE Green, Calgary T2Z 4N8

MLS®#: **A2165102** Area: **New Brighton** Listing Date: **09/12/24** List Price: **\$699,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **3,831 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,967**
 Low Sqft:
 Ttl Sqft: **1,967**

DOM

7
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Den	Main	10`0" x 11`0"
Laundry	Main	9`11" x 6`0"
Kitchen	Main	11`6" x 11`3"
Bonus Room	Upper	13`11" x 12`7"
4pc Bathroom	Upper	4`11" x 8`9"
4pc Ensuite bath	Upper	11`0" x 10`6"
3pc Bathroom	Lower	7`11" x 4`11"

Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 4`9"
Dining Room	Main	6`9" x 12`0"
Bedroom	Upper	9`11" x 11`11"
Bedroom	Upper	10`0" x 10`4"
Bedroom - Primary	Upper	12`1" x 13`11"
Family Room	Lower	14`6" x 15`1"
Bedroom	Lower	11`11" x 9`5"

Bedroom	Lower	11`11" x 9`5"	Living Room Legal/Tax/Financial	Main	12`11" x 17`2"
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Title: Fee Simple	Zoning: R-1N
Legal Desc: 0412071	Remarks

Pub Rmks: **Welcome to this lovely 5-bedroom, 3.5-bathroom home located in the charming community of New Brighton. This home has been meticulously maintained by its ORIGINAL OWNERS. This residence offers over 2,735 square feet of thoughtfully designed living space. As you step inside, you'll be greeted by a sense of elegance and comfort that flows seamlessly throughout the home. The five generously sized bedrooms provide ample space for family and guests, while the primary suite offers a comfortable retreat with its own en-suite bathroom and walk-in closet. The home also features 3.5 well-appointed bathrooms. The basement was fully developed in 2012 with permits and offers that extra living space and bedrooms you have been looking for. One of the standout features is the no-maintenance backyard, designed to maximize your outdoor enjoyment without the hassle of upkeep. Located in the vibrant New Brighton community, you'll enjoy easy access to local amenities, parks, schools, and shopping areas. This property perfectly combines style, convenience, and comfort—truly a place to call home. Don't miss the chance to make this exceptional house your own; schedule a viewing today!**

Inclusions: Property Listed By:	N/A Real Broker
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











