



THE
A-TEAM

**RE/MAX
FIRST**

133 BRIGHTONESTONE GARDEN SE , Calgary t2z4c9

MLS®#: **A2166075** Area: **New Brighton** Listing Date: **09/20/24** List Price: **\$719,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 07-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,154 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,068**
 Low Sqft:
 Ttl Sqft: **2,068**

DOM

39
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,City Lot**
 Park Feat: **Double Garage Attached**
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/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Central Vacuum**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------|--------------|-------------------|----------------------|--------------|-------------------|
| Living Room | Main | 13`2" x 16`1" | Dining Room | Main | 13`2" x 8`1" |
| 2pc Bathroom | Main | 4`9" x 4`11" | Laundry | Main | 8`5" x 7`4" |
| Office | Main | 8`10" x 12`9" | 4pc Bathroom | Upper | 8`0" x 5`1" |
| 4pc Ensuite bath | Upper | 12`10" x 10`9" | Bedroom | Upper | 8`8" x 12`0" |
| Bedroom | Upper | 11`5" x 9`6" | Family Room | Upper | 19`1" x 15`10" |
| Bedroom - Primary | Upper | 13`0" x 14`2" | 4pc Bathroom | Basement | 5`0" x 7`9" |
| Bedroom | Basement | 10`6" x 11`9" | Bedroom | Basement | 13`3" x 13`5" |
| Game Room | Basement | 12`1" x 15`4" | Furnace/Utility Room | Basement | 11`7" x 14`6" |

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-1N

Legal Desc:

0711046

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY, October 19 (2-5PM) 133 BRIGHTONSTONE GARDENS SE... Welcome to this beautiful and spacious 5 bedroom 3.5 bath home located in the desirable community of New Brighton. As you enter you are greeted by high ceilings and tiled flooring. The main floor offers a large bright living room with custom railings, and vaulted ceilings in the dining room. You can enjoy working from home with an extensive office offering French doors and a large window allowing natural light to peak through. The open concept kitchen features stainless steel appliances, custom upper glass cabinets and a walk in pantry. The gas fireplace will keep you cozy in cold nights while the central AC will keep you cool on the hot sunny days. Enjoy the oversized patio just off the kitchen nook. As you step upstairs, you are greeted by a large bonus room with oversize windows and a second floor balcony overlooking the playground. As you walk to your left you will find two large bedrooms, one full bath and the master bedroom. Enjoy and relax in this oversized master bedroom complete with 5-piece ensuite and a walk in closet. The ensuite features a custom build skylight allowing natural light to soak in. Downstairs you will find a fully developed space with two bedrooms, a full bath and a rec room. This large living space can be enjoyed by all in the family. This home also offers a double attached garage drywalled and painted.

Inclusions:

none

Property Listed By:

RE/MAX Real Estate (Central)

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











