



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

**61**  
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/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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  
Legal/Tax/Financial

Basement

11`7" x 14`6"

Title:  
**Fee Simple**  
Legal Desc:

**0711046**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY, November 9th (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:  
Property Listed By:

**none**  
**RE/MAX Real Estate (Central)**

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











