



THE
A-TEAM

**RE/MAX
FIRST**

93 BRIGHTONWOODS Gardens, Calgary T2Z 0R1

MLS®#: **A2174133** Area: **New Brighton** Listing Date: **10/20/24** List Price: **\$839,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **4,370 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,221**
 Low Sqft:
 Ttl Sqft: **2,221**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,Landscaped,Rectangular Lot,Treed,Views,Wetlands**
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Floor Furnace,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------|---------------|-----------------------|--------------------------|---------------|----------------------|
| Kitchen | Main | 14`0" x 11`9" | Dining Room | Main | 12`0" x 11`9" |
| Living Room | Main | 12`11" x 15`3" | Den | Main | 11`2" x 11`3" |
| Laundry | Main | 10`6" x 7`7" | 2pc Bathroom | Main | 4`7" x 4`9" |
| Bonus Room | Second | 15`11" x 13`0" | Bedroom - Primary | Second | 18`5" x 13`8" |
| Bedroom | Second | 11`3" x 10`9" | Bedroom | Second | 9`11" x 10`9" |

Walk-In Closet
4pc Bathroom

Second
Second

9'3" x 4'1"
4'11" x 8'2"

5pc Ensuite bath

Second

13'0" x 12'7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0812725

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this bright and spacious two-storey home with 3 bedrooms, 2.5 bathrooms and a lovely den. The home enjoys beautiful views of the pond, New Brighton Central Park, the mountains, and the city skyline. It has been loved and well maintained by its owners. The den is conveniently located just off the front foyer. Sunshine pours in through the windows making it a very pleasant work space. The kitchen draws you in with its warm wood cabinets, stainless steel appliances, a pantry, an island and hardwood floors. The roomy dining area has sliding glass doors that open to a deck that spans the entire width of the home. The living room is open to above, its soaring windows filling the whole home with natural light and gorgeous views. The gas fireplace adds to the elegance of the room. It is a wonderful spot to relax or entertain. From the foyer a short hallway leads to a half bath and laundry/boot room area. A California closet keeps coats and footwear organized, cabinets provide storage, the sink and countertop add convenience. On the upper level the bonus room is perfect for a short nap and catching mountain views. The primary bedroom is bright, spacious and sophisticated with a vaulted ceiling and a picture perfect window. The luxurious 5-pc ensuite is warm and inviting with double sinks, a roomy soaker tub, and a fantastic steam shower. The walk-in closet is a dream. The primary and guest bedroom are both equipped with California closet organizing systems. A third bedroom and a 4-pc bathroom complete the second storey. All blinds throughout the home were replaced and a new shed was built in 2022. New roof and hot water tank in 2020. New glass and aluminum railings were installed on the deck in 2018. The yard was professionally landscaped and has been maintained. The aggregate patio looks to the beautiful yard which is fully enclosed and pet friendly. The walk-out basement has huge future potential. The oversized garage is 23'10"x 21'4'. Close to schools, walking paths, the New Brighton Community Centre, shopping, transit and services. Don't wait, come and check it out today!

Inclusions:
Property Listed By:

**Shed
Greater Calgary Real Estate**

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

















