



THE
A-TEAM

**RE/MAX
FIRST**

60 BRIGHTONDALE Close, Calgary T2Z 4M6

MLS®#: **A2175448** Area: **New Brighton** Listing Date: **10/25/24** List Price: **\$699,999**
 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: **4,025 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,301**
 Low Sqft:
 Ttl Sqft: **1,301**

DOM

4
Layout
 Beds: **2 (1 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Front Yard,Landscaped,Many Trees,Underground Sprinklers,Views**
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run,Garden,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Granite Counters,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-----------------------|-----------------|----------------------|
| Foyer | Main | 6`11" x 6`6" |
| Living Room | Main | 15`8" x 12`7" |
| Breakfast Nook | Main | 11`4" x 7`11" |
| Mud Room | Main | 5`1" x 4`8" |
| Flex Space | Basement | 10`2" x 10`2" |
| Bedroom | Basement | 10`8" x 11`6" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|-----------------|------------------------|
| Dining Room | Main | 12`11" x 8`7" |
| Kitchen | Main | 21`1" x 10`1" |
| Laundry | Main | 3`6" x 5`1" |
| Family Room | Basement | 19`6" x 12`9" |
| Bedroom - Primary | Main | 11`10" x 13`10" |
| 2pc Bathroom | Main | |

4pc Ensuite bath

Main

3pc Bathroom
Legal/Tax/Financial

Basement

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0410150

Remarks

Pub Rmks: **Beautifully updated vaulted bungalow backing onto the pathway system with pond views! Extensive renovations over the years have created a move-in ready sanctuary with central air conditioning and numerous other high-end upgrades. The current owners have meticulously maintained the home and have added even more upgrades including new roof shingles and 2 new vents (2021), 4 security cameras and keyless entry, a sprinkler system, new dog-friendly turf with a limestone base around the back deck plus a fenced dog-run, a new high-efficiency variable speed furnace, a new programmable smart thermostat, a new water softener, freshly painted main floor with beautiful accent walls, much of the lighting has been updated, all new toilets and so much more! The grand open floor plan with gleaming hardwood floors and soaring ceilings is perfectly situated to make the most of the view from oversized windows. Renovated in 2014, the kitchen inspires culinary adventures featuring a recently updated subway tile backsplash, a newer microwave (2021), a water filtration system with a drinking tap (2024), granite countertops, stainless steel appliances, timeless subway tile, a raised breakfast bar on the centre island and a walk-in pantry for extra storage. Adjacently, the breakfast nook is a casual place to gather or proceed through patio sliders to the back deck for a seamless indoor/outdoor lifestyle. Spend cooler evenings relaxing in front of the gas fireplace in the living room while oversized windows stream in natural light throughout the day. A formal dining room allows for tons of space for entertaining with great built-ins for both display and storage. The primary bedroom is a true owner's retreat thanks to the grand vaulted ceilings and updated ensuite boasting luxurious in-floor heating, an updated vanity with a modern sink and Kohler faucet, a deep soaker tub and a large walk-in closet. Laundry was raised onto a platform and is conveniently on this level as is a handy powder room. The double attached garage is insulated and oversized (can even fit a Ram 3500 quad truck!). An electric fireplace flanked by built-ins creates a cozy ambience in the basement's family room inviting everyone to gather. This level is also home to another bedroom, a den/flex room that would be a perfect office or hobby space, another full bathroom, loads of storage with permanent shelving and even a built-in workshop which as well could be a potential bedroom. Barbeque or unwind on the expansive 25' rear deck with path and pond views as the tranquil backdrop. A fenced dog run and built-in irrigation keeps your yard looking its best. Ideally located within walking distance to schools, playgrounds, transit and the New Brighton Central Park featuring a clubhouse, spray park, ice rink, volleyball, basketball, tennis courts and more. Plus, close proximity to 130th Avenue allows for easy access to all the big box stores and oodles of restaurant options.**

Inclusions: **Second refrigerator in the basement, freezer, electric fireplace in the basement, drinking water tap and filter system. Bar stools in kitchen, Desk & 2 white book shelves in lower office.**

Property Listed By: **RE/MAX Landan Real Estate**

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













