



THE
A-TEAM

**RE/MAX
FIRST**

78 BRIGHTONWOODS Grove, Calgary T2Z0T4

MLS®#: **A2175534** Area: **New Brighton** Listing Date: **10/31/24** List Price: **\$724,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,058 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,129**
 Low Sqft:
 Ttl Sqft: **2,129**

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`1"	4pc Bathroom	Second	7`11" x 4`10"
4pc Ensuite bath	Second	11`2" x 11`0"	Bedroom	Second	11`1" x 9`11"
Bedroom - Primary	Second	16`9" x 13`5"	Bedroom	Second	11`1" x 9`11"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-G**

Legal Desc:

0814829

Remarks

Pub Rmks: **Location, Location, Location. Welcome to this Fantastic Family Friendly home conveniently located near parks, playgrounds, schools, and shopping in the sought after community of New Brighton! This spacious 2-storey home features a front attached fully insulated double garage, stonework and gorgeous flowerbeds that liven up the front yard. The covered front entrance welcomes you to an open above entry and beautifully well-kept hardwood floors throughout the main floor. Step into a bright chic open kitchen which boasts granite countertops, large island, shaker style cabinets and soft closing drawers, ceramic and glass mosaic tiled backsplash, large corner pantry and upgraded plumbing fixtures. Off the kitchen you can enjoy your morning coffee in the nook area which overlooks a large fenced in backyard. The living rooms open concept design has an abundance of natural light which also includes a corner gas fireplace to keep you warm and cozy throughout the winter months. The formal dining room can also easily be used as a perfect area to work from home or a playroom for your children. Step outside to a lovely upper private patio with rainwater privacy glass wall and railing overlooking a huge composite lower deck (16x16 feet) that is ideal for spending time with family or entertaining friends. The sunny backyard is perfect for kids and the raised garden beds are a garden enthusiast's dream! The upper floor has 3 bedrooms and 2 full bathrooms and includes a nice size primary bright bedroom with a large walk-in closet and elegant ensuite. Granite countertops and tile floors with upgraded cabinets and plumbing fixtures were also carried through to the upstairs bathrooms. The Bonus room is a great extra space for families to gather and gives the extra square feet that a growing family needs. Another added bonus and peace of mind, new shingles, eavestroughs and siding was updated in 2022! You will definitely notice the pride of ownership in this clean, well-cared for home, so don't miss this great price point opportunity in the family-friendly neighbourhood of New Brighton. Call to book your private showing today!**

Inclusions:

N/A

Property Listed By:

eXp Realty

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





