



THE
A-TEAM

**RE/MAX
FIRST**

165 BRIGHTONDALE Parade, Calgary T2Z 4N7

MLS®#: **A2177551**

Area: **New Brighton**

Listing Date: **11/07/24**

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **4,585 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,720**
Low Sqft:
Ttl Sqft: **1,720**

DOM

44

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Low Maintenance Landscape,Landscaped**
Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Crown Molding,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`11" x 8`6"	Kitchen	Main	10`11" x 11`1"
Living Room	Main	12`0" x 14`6"	2pc Bathroom	Main	4`7" x 5`8"
Laundry	Main	8`2" x 5`6"	Bedroom	Upper	10`3" x 9`4"
Bedroom - Primary	Upper	12`4" x 12`7"	4pc Bathroom	Upper	5`6" x 8`0"
4pc Ensuite bath	Upper	8`3" x 7`11"	Bedroom	Upper	8`5" x 11`2"
Bonus Room	Upper	18`0" x 14`1"	Bedroom	Basement	9`10" x 10`11"
4pc Bathroom	Basement	7`5" x 4`11"	Furnace/Utility Room	Basement	15`2" x 13`7"

Family Room

Basement

14`1" x 25`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0412071

Zoning:
R-G

Remarks

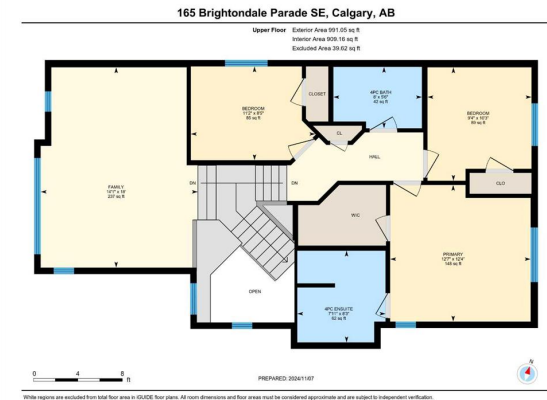
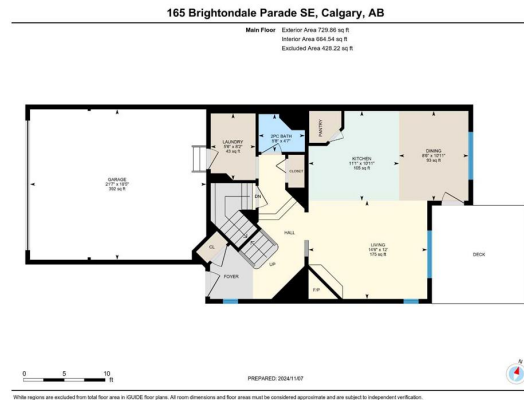
Pub Rmks:

Welcome to your potential forever home in the heart of New Brighton! This beautiful property sits on a LARGE CORNER LOT WITH RV PARKING and is just a SHORT WALK FROM A 20-ACRE PARK and the COMMUNITY CENTER, offering easy access to outdoor fun and neighborhood amenities. This bright and spacious home is fully developed with TOTAL 2,387 SQFT LIVING SPACE and features 4 bedrooms, 3.5 bathrooms, a large bonus room, and a cozy great room with a fireplace. The OPEN FLOOR PLAN makes it ideal for modern living and entertaining. On the MAIN LEVEL, enjoy a comfortable layout with cozy living room featured with GAS FIREPLACE, spacious kitchen, dining area, 2pc washroom and laundry room finishes the level with plenty of natural light, blending space for relaxation and gatherings. UPSTAIRS, the primary bedroom is a private retreat with a 4-piece ensuite and walk-in closet, plus two additional large bedrooms and upper Bonus Room that are perfect for family or guests. The FULLY DEVELOPED BASEMENT expands your living space, featuring a second great room, a large fourth bedroom, and a 3-PIECE BATHROOM WITH IN-FLOOR HEATING—ideal for added comfort in cooler weather. This DOUBLE ATTACHED GARAGE home has been meticulously maintained, with a NEW ROOF ADDED IN 2019 for added peace of mind. The home is FULLY AIR-CONDITIONED, providing comfort on warm days. CORNER HUGE BACKYARD IS IDEAL RETREAT FOR THE OUTDOOR LOVERS. Located in the welcoming community of New Brighton, this neighborhood offers parks, recreational facilities, and community events for everyone. With playgrounds, sports fields, and walking trails nearby, there's always something to enjoy. Move in and embrace the charm of this beautiful family home and the vibrant community of New Brighton. 3D/Virtual Tour Link Available on listing, Call your favorite realtor today.

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Mountain View)

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



165 Brightondale Parade SE, Calgary, AB

Basement (Below Grade) Exterior Area 608.37 sq ft
Interior Area 824.17 sq ft



0 2 4 8
PREPARED: 2024/1/07
While regions are excluded from total floor area in CLS/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



