



THE
A-TEAM

**RE/MAX
FIRST**

36 BRIGHTONSTONE Gardens, Calgary T2Z 0C7

MLS®#: **A2177814** Area: **New Brighton** Listing Date: **11/07/24** List Price: **\$719,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,273 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,112**
 Low Sqft:
 Ttl Sqft: **2,112**

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Central Vacuum,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`10"	Dining Room	Main	10`1" x 10`11"
Foyer	Main	16`10" x 10`2"	Kitchen	Main	15`1" x 11`1"
Laundry	Main	7`8" x 8`6"	Living Room	Main	15`0" x 20`11"
Office	Main	9`11" x 11`4"	4pc Bathroom	Upper	8`5" x 5`0"
4pc Ensuite bath	Upper	10`7" x 14`7"	Bedroom	Upper	10`2" x 13`9"
Bedroom	Upper	9`6" x 14`3"	Bonus Room	Upper	15`0" x 15`3"
Bedroom - Primary	Upper	11`10" x 15`6"	2pc Bathroom	Basement	8`8" x 4`9"

Bedroom
Furnace/Utility Room

Basement
Basement

9`8" x 11`7"
24`0" x 7`10"

Family Room

Basement

13`10" x 26`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0610493

Zoning:
R-G

Remarks

Pub Rmks:

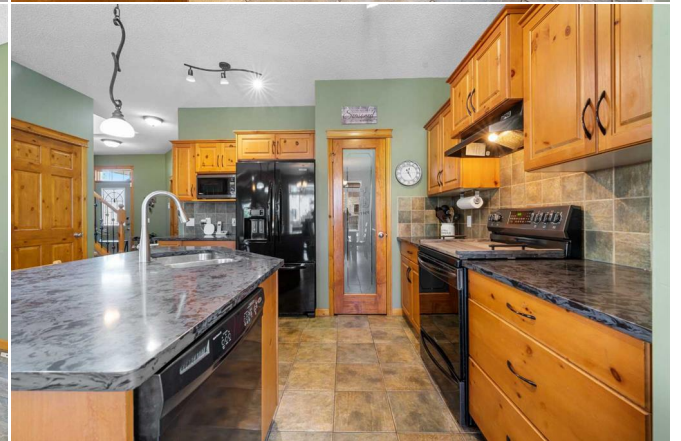
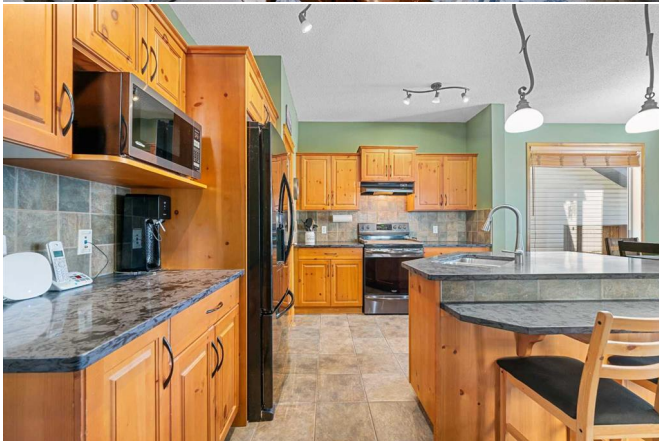
Welcome home! Located in the desirable community of New Brighton, this well maintained 4-bedroom home offers a perfect blend of style and functionality with TENS of THOUSANDS of dollars worth of tech upgrades! With a fully integrated Control4 SMART HOME system included, you can easily manage lighting, temperature, security, and entertainment at the touch of a button, making this home as functional and safe as it is stylish. The fully finished basement is a standout feature of the home, offering a HOME THEATRE system with built-in surround sound speakers, a projector, and LED lighting for an immersive entertainment experience. It also features the fourth bedroom and half bath, perfect for a private office, or guest room. The main floor features an open-concept design with updated vinyl plank flooring throughout, creating a warm and inviting atmosphere. The spacious kitchen is equipped with stainless steel appliances, updated countertops, and a large central island— a dream for cooking and casual gatherings. The adjoining living (with a show-stopping vaulted ceiling!) and dining areas offer plenty of room for both family time and entertaining guests. Upstairs, the master suite is a spa-like retreat, complete with a walk-in closet and a luxurious en-suite bathroom with a generous tub and a walk-in shower. The additional two bedrooms upstairs are spacious and share a well-appointed bathroom, making this home ideal for growing families. This home is also equipped with central air conditioning for year-round comfort, an attached two-car garage, and exterior LED lighting that enhances the home's curb appeal. With a low-maintenance backyard + front yard, you can easily enjoy outdoor living without the hassle. Located just minutes from parks, schools, shopping, and dining, this home offers the convenience of a well-connected neighbourhood combined with the quiet charm of suburban living. Whether you're seeking a high-tech, low-maintenance home with room for the whole family or a space that's perfect for both relaxing and entertaining, this property delivers on every front. Schedule a tour today to see all that this exceptional home has to offer.

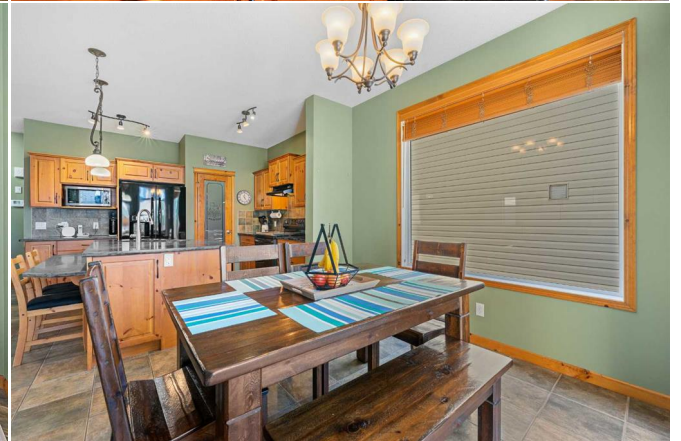
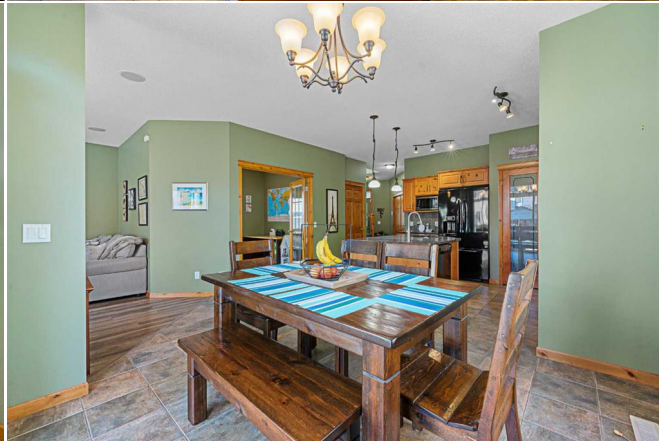
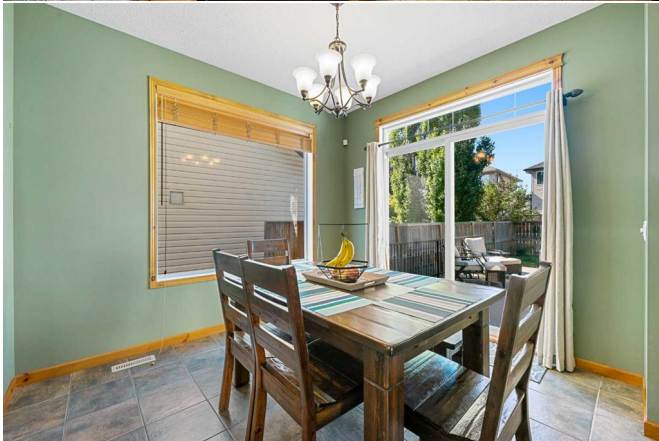
Inclusions:
Property Listed By:

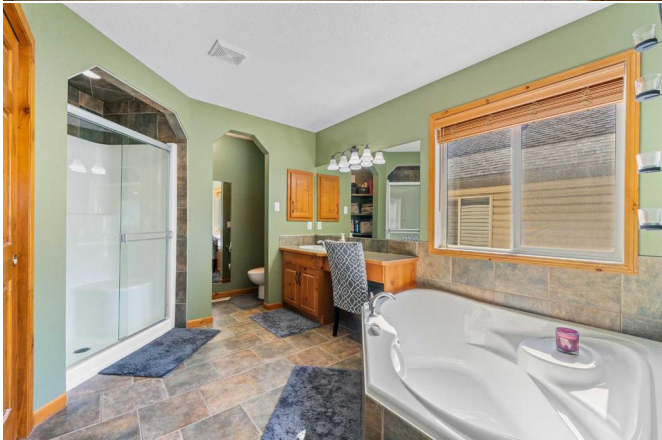
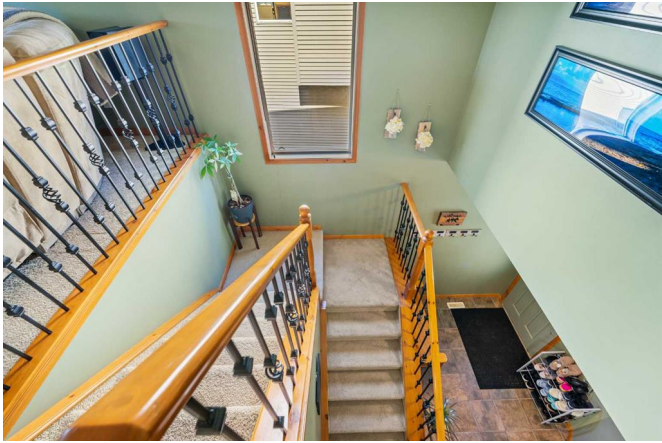
**Control 4 System, Built-in Home Theatre, LED Lights Outside, Shed, Cameras (Exterior & Garage), Storage Rack in Garage, Security System
eXp Realty**

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

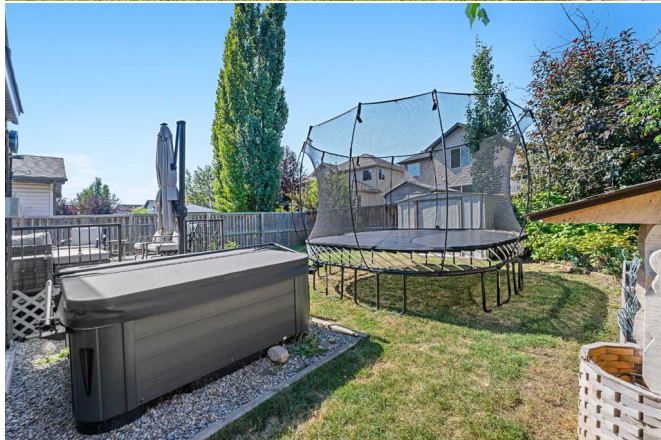












36 Brightonstone Gardens SE, Calgary, AB

Main Floor | Exterior Area 1308.54 sq ft
Excluded Area 460.41 sq ft



0 5 10

PREPARED: 2024/09/04



White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

36 Brightonstone Gardens SE, Calgary, AB

2nd Floor | Exterior Area 1105.75 sq ft
Excluded Area 93.11 sq ft



0 4 8

PREPARED: 2024/09/04



White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

36 Brightonstone Gardens SE, Calgary, AB

Basement (Below Grade) Exterior Area 520.43 sq ft



PREPARED: 2024/06/04



While regions are excluded from total floor area in GUIDE, floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.