

198 Brightonstone Bay SE
Calgary, Alberta

MLS # A2275886



\$715,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,823 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Cul-De-Sac, Garden, Gazebo, Landscaped, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: garage door opener

****Open House scheduled on Saturday February 28th and Sunday March 1st from 2pm-4:30pm **** A must see! Experience this charming family home in the heart of the New Brighton. This well maintained, former show home is nestled in a quiet cul-de-sac, footsteps away from schools and the New Brighton clubhouse with all the amenities & convenience of this sought after community. Situated on one of the few oversized fenced pie lots offering expansive custom wood decks including a pergola & gazebo for outdoor living & entertaining and low maintenance landscaping with perennial gardens for endless enjoyment. This spacious 2 story 3 bedroom + bonus room residence with a generous open layout, high ceilings and an abundance of natural light. Each level offers a well-appointed, natural color palette accented with custom drapery throughout. Boasting a double story foyer, art alcove features along with drywall archways seamlessly leading to a central gathering, eating and cooking area complete with walk-in pantry, breakfast bar off the island to enjoy your morning beverage. The family room features a rustic stone fireplace and dining alcove with view of the sunny outdoor living space. Hardwood floors, matching built in kitchen cabinetry and upgraded Samsung stainless steel appliances to complete the experience. The convenient powder room, and main floor laundry leads to an oversized double car garage. Take the stairs up to the bonus room retreat, one of the favorite places in the house! Cozy up in front of the stone fireplace surrounded by light filled windows, high ceilings complete with an ornate ceiling fan. The large master bedroom has a view overlooking the garden! Also includes an efficient 4-piece ensuite & walk-in closet. The two additional bedrooms plus bathroom are perfect for a growing family. A newly developed lower

level with flexible spaces for work, leisure or entertaining including a 3pc bathroom. Additional recent upgrades to note, a new Samsung electric stove (2025), new roof (2023) new furnace (2021). Take advantage of this opportunity to enjoy this idyllic property. Schedule your tour!