

**277 Brightonwoods Gardens SE**  
**Calgary, Alberta**

**MLS # A2328751**



**\$619,900**

|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton                |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | 2 Storey                    |               |                   |
| <b>Size:</b>     | 1,665 sq.ft.                | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 3                           | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached      |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame       | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home                |                   |     |

**Inclusions:** Tv and mount in main floor living room

Beautiful family home in desirable New Brighton! This well maintained, 3 bedroom house sits steps from a park and gives plenty of room for the growing family. The open concept main floor boasts large kitchen with corner pantry, island, ample dining area and living room, perfect for hosting family and friends. The upper level features huge bonus room with vaulted ceiling, 3 bedrooms, including the primary suite with its own 4 piece ensuite including large stand alone shower. The lower level is unspoiled, awaiting your finishing touch. Outside the large yard is complete with deck and plenty of room for the kids to play. Recent updates include Fridge 2022, Stove April 2025, Washer 2023, Hot water tank November 2024, Shingles 2020, North facing siding/soffit/eaves 2020 and increased attic insulation. Call today to book your private showing!