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82 Brightonwoods Green SE Calgary, Alberta

MLS # A2334663

$699,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,177 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees, Pie Shaped Lot		

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

Features: Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

Life feels a little easier when home sits just steps from picturesque ponds, winding pathways, excellent schools and the residents-only New Brighton Club, all while offering the space, upgrades and backyard families are looking for. Set on a massive west-facing pie-shaped lot, this beautifully maintained home pairs timeless finishes with thoughtful updates including central air conditioning, tankless hot water, a newer furnace, water softener, built-in speakers, a Nest thermostat, doorbell camera and roof shingles replaced in 2020. Rich hardwood flooring, 9' ceilings and an open-concept design create an inviting atmosphere that balances everyday comfort with effortless entertaining. Gather around the granite island while preparing meals in the chef-inspired kitchen showcasing full-height cabinetry, stainless steel appliances and a walk-through pantry that keeps everything within easy reach. Natural light fills the dining area, encased in windows on multiple sides, before extending seamlessly onto the rear deck, making indoor and outdoor living feel beautifully connected. Cozy evenings naturally gravitate toward the striking full-height stone fireplace that anchors the welcoming living room. French doors enclose the main floor den, providing flexibility for a home office, study or hobby space, while a convenient powder room completes the level. Retreat upstairs to a spacious primary sanctuary where a stunning stone-surround gas fireplace creates a warm, luxurious ambiance, oversized windows invite in natural light, a large walk-in closet keeps wardrobes organized and the spa-inspired ensuite pampers with dual vanities, a dedicated makeup station, a deep soaker tub and a separate shower. 3 additional bedrooms share the upper floor alongside a well-appointed 4-piece bathroom, allowing everyone their own comfortable space. Downstairs, the professionally finished

basement expands your lifestyle with an expansive recreation room designed for movie nights, games and gathering with family and friends. French doors reveal another versatile room that easily functions as a home office, fitness area, playroom or future 5th bedroom, complemented by a 3-piece bathroom for added convenience. Outside, the impressive pie-shaped lot creates an exceptional backyard where children can run, pets can roam and summer entertaining comes naturally. Spend evenings beneath the pergola-covered deck, host weekend barbecues, enjoy the included play centre and appreciate the privacy provided by mature trees surrounding the yard. Residents enjoy year-round access to the exclusive New Brighton Club with its clubhouse, splash park, tennis courts, volleyball courts, basketball court and winter skating rink, while nearby parks, playgrounds and scenic pathways encourage an active lifestyle. Shopping, restaurants, groceries and everyday services at both McKenzie Towne and 130th Avenue are only minutes away, completing an exceptional opportunity to enjoy one of Calgary’s most desirable family settings.

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