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# 87 Brightonstone Passage SE
# Calgary, Alberta

## MLS # A2352801

# $725,000

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|---|---|---|---|
| **Division:** | New Brighton | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 2,287 sq.ft. | **Age:** | 2007 (19 yrs old) |
| **Beds:** | 4 | **Baths:** | 3 full / 1 half |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.10 Acre | | |
| **Lot Feat:** | Back Yard, Lawn, Level, Private, Rectangular Lot, Sloped Down | | |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Linoleum | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Vinyl Siding, Wood Frame | **Zoning:** | R-1N |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | No Smoking Home, Pantry, Stone Counters | | |

**Inclusions:** none

Welcome to New Brighton! This awesome family home is in one of the absolute best parts of the community, and you are going to love it! It is a large, two-story home with almost 2,300 square feet and a great open layout. On the main floor, you'll find a modern galley kitchen with an oversized island, a private den right by the front entrance, a warm, bright living room, and a dining area that opens up to the back deck. Upstairs, there is a huge bonus room, a convenient laundry room, and three bedrooms. The primary bedroom features vaulted ceilings and massive windows, and has its own private 5-piece en-suite bathroom. The house gets tons of natural light, stays cool with air conditioning, and sits on a quiet street right next to the local water park. The finished basement has a second office/den, a big bright bedroom, a private 3-piece bathroom, and an oversized family room. Possession date allows you to get in before Christmas!

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