

41 Brightondale Green SE Calgary, Alberta

MLS # A2355333

\$659,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,903 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: none

Welcome to 41 Brightondale Green SE, where a spacious layout, a finished basement and an attached double garage come together in the established community of New Brighton. Offering approximately 1,890 sq. ft. above grade, this two-storey home gives you space to gather, entertain and enjoy time to yourself. The open-concept main floor features 9-foot ceilings, hardwood flooring and a generous kitchen with ample cabinetry. The adjoining dining and living areas create a welcoming setting for everyday meals and evenings with friends, while a gas fireplace adds warmth and character. Main-floor laundry and a convenient powder room complete this level. Upstairs, the large bonus room offers a separate space for movie nights, a play area or a comfortable retreat. Three bedrooms include a spacious primary bedroom with its own four-piece ensuite, complemented by an additional four-piece bathroom. The finished basement adds even more flexibility, with a large recreation area, a separate games area and a three-piece bathroom—space to create your ideal entertainment zone, workout area or hobby room. Outside, enjoy a deck and fenced backyard, while the attached double garage provides practical parking and storage. A roof replacement completed in 2020 is another notable feature. With schools, parks, playgrounds and shopping nearby, this home brings together the space you want and the everyday convenience you need. Discover the possibilities at 41 Brightondale Green SE, book your private showing today!