

## 174 Brightonstone Landing SE Calgary, Alberta

**MLS # A2224936**



# \$774,900

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton                            |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | 2 Storey                                |               |                   |
| <b>Size:</b>     | 2,083 sq.ft.                            | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 4                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                  |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space |               |                   |

|                    |                                                |                   |     |
|--------------------|------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding                            | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |

**Features:** Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Basement Refrigerator, Stove, Hood Range, Dishwasher, Microwave and Stacked Washer/Dryer

Welcome to this amazing home backing onto pathways and greenspace in the heart of New Brighton &mdash; complete with a LEGAL SUITE to help pay your mortgage! Perfectly situated on a quiet street, this spacious and inviting home offers a thoughtfully designed main floor featuring an open-concept kitchen, corner pantry, a large living room with a gas fireplace, a formal dining area, home office, and a convenient main-floor laundry room. Upstairs, you'll find a bright and spacious bonus room, a generously sized primary bedroom complete with a large en-suite featuring a separate soaker tub and shower, and a walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. The fully developed LEGAL basement suite (Registered Secondary Suite with City of Calgary) offers its own private side entrance, a generous bedroom, a separate den, open-concept kitchen and living area, and its own laundry with stackable washer/dryer. Additional upgrades include a new roof (2021) and tankless water heater (2023) for long-term efficiency and peace of mind. Located in one of Calgary's most sought-after SE communities, this home is just steps from walking paths, New Brighton School, greenspace, a pond, playgrounds, and the New Brighton Clubhouse, which offers year-round activities and programs for all ages. This fantastic recreational facility features a 6,500-square-foot building with tennis, pickleball, and basketball courts, a splash park, playground, hockey rink, and more. Plus, you're just a short drive from shopping, restaurants, and other everyday conveniences. Whether you're an investor or looking to live up and rent down, this rare gem checks all the boxes!