



# 43 Brightondale Bay Calgary Alberta

\$698,000

Welcome to your new home in the heart of family-friendly New Brighton. This property offers the perfect blend of modern convenience and comfortable living. Step inside and be greeted by the inviting open concept main floor, complete with a gourmet kitchen featuring a gas stove, stainless steel appliances, and elegant granite countertops. Ideal for both daily living and entertaining, this space flows seamlessly into the dining and living areas. Upstairs, you'll find three spacious bedrooms, including a primary bedroom with its own ensuite bathroom for added privacy. A bonus room on the second floor provides additional flexible living space, perfect for a play area or home office. The fully finished basement adds even more value, boasting a bedroom, an office space (could be transformed into a 5th bedroom), and an expansive living area. A full bathroom downstairs ensures convenience for guests or larger families. Situated on a quiet cul-de-sac, this home features a generous pie-shaped lot and is surrounded by trees making the backyard oasis an entertainer's dream, featuring ample space for outdoor gatherings around the fire pit. Recent upgrades such as solar panels, an AC unit, and a heat pump enhance energy efficiency and comfort throughout all seasons. Additional highlights include an insulated and finished garage with plenty of storage space, ensuring both functionality and convenience. Enjoy easy access to the community Club House and nearby amenities, including being walking distance to High Street in McKenzie Towne and the transit terminal. The shopping on 130 Avenue, major transportation routes like Stoney Trail and Deerfoot Trail, and future convenience with the upcoming LRT line are also easily accessible. Don't miss out on this exceptional opportunity to own a home that combines modern comforts with a prime location. Schedule your showing today and exper...

4pc Bathroom 8.83 Ft x 4.92 Ft

4pc Bathroom 12.08 Ft x 10.58 Ft

Bedroom 8.83 Ft x 10.92 Ft

Bedroom 11.42 Ft x 9.33 Ft

Bonus Room 17.83 Ft x 13.42 Ft

Primary Bedroom 13.17 Ft x 12.83 Ft

Recreational, Games room 12.58 Ft x 20.17 Ft

Furnace 13.25 Ft x 10.42 Ft

2pc Bathroom 4.67 Ft x 4.67 Ft

Dining room 11.92 Ft x 8.25 Ft

Foyer 6.75 Ft x 6.08 Ft

Kitchen 11.92 Ft x 12.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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4pc Bathroom 6.17 Ft x 10.42 Ft

Bedroom 10.67 Ft x 11.25 Ft

Office 10.83 Ft x 11.25 Ft

Laundry room 8.83 Ft x 5.75 Ft

Living room 14.50 Ft x 17.00 Ft