



## 164 BRIGHTONDALE Parade Calgary AB

\$439,900

OH June 24th Sat 1-3p. Wow, Super clean family home! The main floor has a bright & spacious entry that leads into an open concept living area finished in maple hardwood flooring through-out. The Kitchen has ample warm maple cabinetry, pantry, a large central island w/ eating bar & an adjacent sunny nook. The living room features a soothing gas fireplace, in ceiling speakers & big windows offering plenty of natural light. Main floor laundry room and 1/2 bath complete the main floor. Upstairs is a spacious bonus room with large windows, customized drywall built-in shelving, large master bedroom w/built-in speakers huge walk-in closet & a 4pc ensuite w/oversized tub & in ceiling speakers. Two additional bedrooms & another 4pc Bathroom complete the upper floor. Great add-ons include, vacu-flo, NEW HE furnace + HW tank, central A/C & heater in the DBL attached garage. Sunny WEST backyard is fully landscaped, & fenced w/ a huge deck w/speakers to enjoy the sun! All walking distance to Tennis, Shopping, & more!



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