



165 Brightondale Parade Calgary Alberta

\$649,990

Welcome to your potential forever home in the heart of New Brighton! This beautiful property sits on a LARGE CORNER LOT WITH RV PARKING and is just a SHORT WALK FROM A 20-ACRE PARK and the COMMUNITY CENTER, offering easy access to outdoor fun and neighborhood amenities. This bright and spacious home is fully developed with TOTAL 2,387 SQFT LIVING SPACE and features 4 bedrooms, 3.5 bathrooms, a large bonus room, and a cozy great room with a fireplace. The OPEN FLOOR PLAN makes it ideal for modern living and entertaining. On the MAIN LEVEL, enjoy a comfortable layout with cozy living room featured with GAS FIREPLACE, spacious kitchen, dining area, 2pc washroom and laundry room finishes the level with plenty of natural light, blending space for relaxation and gatherings. UPSTAIRS, the primary bedroom is a private retreat with a 4-piece ensuite and walk-in closet, plus two additional large bedrooms and upper Bonus Room that are perfect for family or guests. The FULLY DEVELOPED BASEMENT expands your living space, featuring a second great room, a large fourth bedroom, and a 3-PIECE BATHROOM WITH IN-FLOOR HEATING—ideal for added comfort in cooler weather. This DOUBLE ATTACHED GARAGE home has been meticulously maintained, with a NEW ROOF ADDED IN 2019 for added peace of mind. The home is FULLY AIR-CONDITIONED, providing comfort on warm days. CORNER HUGE BACKYARD IS IDEAL RETREAT FOR THE OUTDOOR LOVERS. Located in the welcoming community of New Brighton, this neighborhood offers parks, recreational facilities, and community events for everyone. With playgrounds, sports fields, and walking trails nearby, there's always something to enjoy. Move in and embrace the charm of this beautiful family home and the vibrant community of New Brighton. 3D/Virtual Tour Link Available on listing, Call your favorite realtor today. (id:6769)

Bedroom 9.83 Ft x 10.92 Ft
 4pc Bathroom 7.42 Ft x 4.92 Ft
 Furnace 15.17 Ft x 13.58 Ft
 Family room 14.08 Ft x 25.33 Ft
 Dining room 10.92 Ft x 8.50 Ft
 Kitchen 10.92 Ft x 11.08 Ft

Laundry room 8.17 Ft x 5.50 Ft
 Bedroom 10.25 Ft x 9.33 Ft
 Primary Bedroom 12.33 Ft x 12.58 Ft
 4pc Bathroom 5.50 Ft x 8.00 Ft
 4pc Bathroom 8.25 Ft x 7.92 Ft
 Bedroom 8.42 Ft x 11.17 Ft

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Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

<http://www.realestatecalgary-ab.ca/>

RE/MAX
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(CENTRAL)

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Living room 12.00 Ft x 14.50 Ft
2pc Bathroom 4.58 Ft x 5.67 Ft

Bonus Room 18.00 Ft x 14.08 Ft