



# 78 Brightonwoods Grove Calgary Alberta

\$735,000

Location, Location, Location. Welcome to this Fantastic Family Friendly home conveniently located near parks, playgrounds, schools, and shopping in the sought after community of New Brighton! This spacious 2-storey home features a front attached fully insulated double garage, stonework and gorgeous flowerbeds that liven up the front yard. The covered front entrance welcomes you to an open above entry and beautifully well-kept hardwood floors throughout the main floor. Step into a bright chic open kitchen which boasts granite countertops, large island, shaker style cabinets and soft closing drawers, ceramic and glass mosaic tiled backsplash, large corner pantry and upgraded plumbing fixtures. Off the kitchen you can enjoy your morning coffee in the nook area which overlooks a large fenced in backyard. The living rooms open concept design has an abundance of natural light which also includes a corner gas fireplace to keep you warm and cozy throughout the winter months. The formal dining room can also easily be used as a perfect area to work from home or a playroom for your children. Step outside to a lovely upper private patio with rainwater privacy glass wall and railing overlooking a huge composite lower deck (16x16 feet) that is ideal for spending time with family or entertaining friends. The sunny backyard is perfect for kids and the raised garden beds are a garden enthusiast's dream! The upper floor has 3 bedrooms and 2 full bathrooms and includes a nice size primary bright bedroom with a large walk-in closet and elegant ensuite. Granite countertops and tile floors with upgraded cabinets and plumbing fixtures were also carried through to the upstairs bathrooms. The Bonus room is a great extra space for families to gather and gives the extra square feet that a growing family needs. Another added bonus and peace of mind, new shingles, eavestroughs and siding was up...

4pc Bathroom 7.92 Ft x 4.83 Ft  
 4pc Bathroom 11.17 Ft x 11.00 Ft  
 Bedroom 11.08 Ft x 9.92 Ft

Primary Bedroom 16.75 Ft x 13.42 Ft  
 Bedroom 11.08 Ft x 9.92 Ft  
 2pc Bathroom 5.42 Ft x 5.08 Ft

Listing Presented By:



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