



## 82 Brightonwoods Green Calgary Alberta

\$759,999

Welcome to this beautifully appointed, fully developed home offering over 3,000 sq. ft. of refined living space, ideally situated on a massive pie-shaped lot just steps from lush green space and the picturesque pond. Perfectly nestled between an elementary and middle school, this property is a dream for growing families seeking comfort, space, and convenience. Step inside to discover a thoughtfully designed main floor featuring 9-ft ceilings, rich hardwood floors and a private front den ideal for working from home. The cozy living room centers around a striking stone gas fireplace, perfect for relaxing evenings. A formal dining room with soaring ceilings and wall-to-wall windows bathes the space in natural light, creating a stunning setting for entertaining. The chef's kitchen is as functional as it is stylish, boasting granite countertops, stainless steel appliances, a corner pantry, extended-height cabinetry and a large central island complete with a built-in wine rack. A main floor laundry room with newer washer and dryer adds everyday ease. Upstairs, you'll find newer carpeting with upgraded underlay, four spacious bedrooms, and a luxurious primary retreat featuring a second gas fireplace, a 5-piece ensuite with dual sinks, a walk-in closet, and spa-inspired finishes. An additional 4-piece bathroom completes this level. The fully finished basement offers versatile living with a large recreation room, full bathroom, bonus den, and room to add a future 5th bedroom--ideal for guests or extended family. Step into your private backyard oasis with a pergola-covered deck, children's playset, and low-maintenance landscaping bordered by mature privacy trees--an ideal spot for outdoor enjoyment. This home is loaded with upgrades, including air conditioning, a brand new furnace, brand new premium tankless water heater and water softener, built-in speakers as well as a Nes...

3pc Bathroom 7.75 Ft x 4.58 Ft

Den 13.00 Ft x 12.42 Ft

Recreational, Games room 23.83 Ft x 24.08 Ft

Furnace 10.42 Ft x 8.08 Ft

2pc Bathroom 5.00 Ft x 4.58 Ft

Dining room 12.00 Ft x 9.00 Ft

Office 11.00 Ft x 10.25 Ft

Laundry room 8.00 Ft x 7.25 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

5pc Bathroom 14.58 Ft x 11.00 Ft

Primary Bedroom 17.92 Ft x 13.50 Ft

Bedroom 12.83 Ft x 14.92 Ft

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

Listing Presented By:



Originally Listed by:  
Charles

**RE/MAX**  
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<b>Foyer</b>	9.83 Ft x 7.50 Ft	<b>Bedroom</b>	11.42 Ft x 10.50 Ft
<b>Kitchen</b>	12.00 Ft x 15.50 Ft	<b>Bedroom</b>	11.92 Ft x 10.17 Ft
<b>Living room</b>	13.00 Ft x 15.50 Ft	<b>Other</b>	6.75 Ft x 7.42 Ft