



## 174 Brightonstone Landing Calgary Alberta

\$785,000

Welcome to this amazing home backing onto pathways and greenspace in the heart of New Brighton -- complete with a LEGAL SUITE to help pay your mortgage! Perfectly situated on a quiet street, this spacious and inviting home offers a thoughtfully designed main floor featuring an open-concept kitchen, corner pantry, a large living room with a gas fireplace, a formal dining area, home office, and a convenient main-floor laundry room. Upstairs, you'll find a bright and spacious bonus room, a generously sized primary bedroom complete with a large en-suite featuring a separate soaker tub and shower, and a walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. The fully developed LEGAL basement suite (Registered Secondary Suite with City of Calgary) offers its own private side entrance, a generous bedroom, a separate den, open-concept kitchen and living area, and its own laundry with stackable washer/dryer. Additional upgrades include a new roof (2021) and tankless water heater (2023) for long-term efficiency and peace of mind. Located in one of Calgary's most sought-after SE communities, this home is just steps from walking paths, New Brighton School, greenspace, a pond, playgrounds, and the New Brighton Clubhouse, which offers year-round activities and programs for all ages. This fantastic recreational facility features a 6,500-square-foot building with tennis, pickleball, and basketball courts, a splash park, playground, hockey rink, and more. Plus, you're just a short drive from shopping, restaurants, and other everyday conveniences. Whether you're an investor or looking to live up and rent down, this rare gem checks all the boxes! (id:6769)

Bonus Room 15.00 Ft x 11.50 Ft  
Bedroom 9.42 Ft x 10.42 Ft  
Bedroom 9.33 Ft x 9.92 Ft  
Primary Bedroom 14.00 Ft x 13.00 Ft  
4pc Bathroom 8.17 Ft x 4.92 Ft  
5pc Bathroom 13.67 Ft x 10.42 Ft  
Other 8.58 Ft x 5.33 Ft  
Other 3.33 Ft x 6.92 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft  
Kitchen 13.67 Ft x 11.00 Ft  
Living room 9.50 Ft x 13.75 Ft  
Laundry room 5.50 Ft x 6.92 Ft  
Furnace 9.33 Ft x 13.50 Ft  
Dining room 17.67 Ft x 10.25 Ft  
Kitchen 10.42 Ft x 14.75 Ft  
Pantry 3.92 Ft x 3.92 Ft

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Listing Presented By:



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Bedroom 9.75 Ft x 9.83 Ft

Living room 12.33 Ft x 14.92 Ft

Den 10.75 Ft x 11.08 Ft