



## 301 Brightonstone Green Calgary Alberta

\$709,900

Fantastic family home in the heart of New Brighton. Recent renos with gleaming newer flooring the main floor. Recessed lighting has been added to the 9 foot ceilings. The kitchen has beautiful white cabinets and quartz countertops. The SS appliances have been upgraded as well with chef quality gas stove & large fridge. There is a corner pantry & a large centre island with dual sinks. Plenty of space and storage. Off the kitchen is a good sized dining area with an incredible chandelier. The living room is huge and it is wide open to the whole main floor~ the feature tile wall gas fireplace is impressive. Great main floor for entertaining. There is a 2 pce powder room & main floor laundry just before the garage door. Upstairs you will love the huge Bonus Room~ soaring vaulted ceilings with a big window, ceiling fan and plenty of natural light. The Primary bdrm is massive with a good sized walkin closet and luxurious ensuite that boasts a deep soaker tub, stand up shower & a single vanity with quartz counters. The 2nd & 3rd bedrooms is also a great size and they share the renod 4 pce main bathroom. The lower level will impress as well~ fully finished with upgraded vinyl plank flooring, a 4th bedroom, a 3 pce bath with stand up shower and a fantastic rec room with wall mounted Tv & electric fireplace. Great space for movie nights! The large back is fully fenced and has garden boxes and a beautiful large private deck. Amazing location with easy access to all the shopping you need, restaurants, banks, schools are close by, plenty of parks & playgrounds as well as you have access to the New Brighton Residents Association with its outdoor hockey rink, splash park, tennis & basketball courts & plenty more. (id:6769)

Bonus Room 17.75 Ft x 16.92 Ft  
Primary Bedroom 12.92 Ft x 13.25 Ft  
Bedroom 8.92 Ft x 10.92 Ft  
Bedroom 10.00 Ft x 9.75 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Bedroom 11.42 Ft x 9.67 Ft

Recreational, Games room 18.75 Ft x 12.00 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Kitchen 13.33 Ft x 9.92 Ft  
Dining room 11.42 Ft x 11.83 Ft  
Living room 16.92 Ft x 13.58 Ft  
Laundry room 5.42 Ft x 5.00 Ft  
2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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