



## 36 Brightonstone Gardens Calgary Alberta

\$719,900

Welcome home! Located in the desirable community of New Brighton, this well maintained 4-bedroom home offers a perfect blend of style and functionality with TENS of THOUSANDS of dollars worth of tech upgrades! With a fully integrated Control4 SMART HOME system included, you can easily manage lighting, temperature, security, and entertainment at the touch of a button, making this home as functional and safe as it is stylish. The fully finished basement is a standout feature of the home, offering a HOME THEATRE system with built-in surround sound speakers, a projector, and LED lighting for an immersive entertainment experience. It also features the fourth bedroom and half bath, perfect for a private office, or guest room. The main floor features an open-concept design with updated vinyl plank flooring throughout, creating a warm and inviting atmosphere. The spacious kitchen is equipped with stainless steel appliances, updated countertops, and a large central island-- a dream for cooking and casual gatherings. The adjoining living (with a show-stopping vaulted ceiling!) and dining areas offer plenty of room for both family time and entertaining guests. Upstairs, the master suite is a spa-like retreat, complete with a walk-in closet and a luxurious en-suite bathroom with a generous tub and a walk-in shower. The additional two bedrooms upstairs are spacious and share a well-appointed bathroom, making this home ideal for growing families. This home is also equipped with central air conditioning for year-round comfort, an attached two-car garage, and exterior LED lighting that enhances the home's curb appeal. With a low-maintenance backyard + front yard, you can easily enjoy outdoor living without the hassle. Located just minutes from parks, schools, shopping, and dining, this home offers the convenience of a well-connected neighbourhood combined with the quiet charm of s...

2pc Bathroom 8.67 Ft x 4.75 Ft  
 Bedroom 9.67 Ft x 11.58 Ft  
 Family room 13.83 Ft x 26.17 Ft  
 Furnace 24.00 Ft x 7.83 Ft  
 2pc Bathroom 4.83 Ft x 4.83 Ft  
 Dining room 10.08 Ft x 10.92 Ft

Living room 15.00 Ft x 20.92 Ft  
 Office 9.92 Ft x 11.33 Ft  
 4pc Bathroom 8.42 Ft x 5.00 Ft  
 4pc Bathroom 10.58 Ft x 14.58 Ft  
 Bedroom 10.17 Ft x 13.75 Ft  
 Bedroom 9.50 Ft x 14.25 Ft

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

Listing Presented By:



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|--------------|---------------------|-----------------|---------------------|
| Foyer        | 16.83 Ft x 10.17 Ft | Bonus Room      | 15.00 Ft x 15.25 Ft |
| Kitchen      | 15.08 Ft x 11.08 Ft | Primary Bedroom | 11.83 Ft x 15.50 Ft |
| Laundry room | 7.67 Ft x 8.50 Ft   |                 |                     |