



## 48 Brightonwoods Grove Calgary Alberta

\$799,999

PRICE REDUCED \$50,0000 Welcome HOME!!! 2168 square feet two story with fully developed walkout providing an additional 887 square feet of living space. Large entry leads to a beautifully designed open main floor plan . Nine foot ceiling, wood floors and large windows create a bright well lite and airy atmosphere. Large living room with a contemporary tile fireplace; beautifully upgraded kitchen boasts ceiling high cupboards, newer granite counter tops, island that seats four, new induction cook top, built in oven and microwave; large dining area surrounded by windows leads to a 200 square foot deck with both electric and gas hook-ups; custom walk-thru pantry; main floor den, laundry, mud room off garage and 2 piece bath. Upper floor adds a large bonus room, 4 piece bath and three bedrooms. Master bedroom with 5 piece ensuite, walk-in closet and a hair and makeup station. Lower walkout is developed as a one bedroom suite with separate laundry facilities and entry. At present the lower level is rented for \$1300.00per month on a six month lease. New Stucco and category 4 shingles in 2022!! Custom closets, speakers throughout the home, kat 5 wiring, tankless hot water, water softener and Hunter Douglas window coverings. If you are looking for a spotless, well maintained turn key this is it. (id:6769)

Bonus Room 5.46 M x 3.94 M  
Primary Bedroom 4.55 M x 3.94 M  
5pc Bathroom 3.33 M x 2.87 M  
Bedroom 3.63 M x 2.90 M  
Bedroom 3.51 M x 2.79 M  
4pc Bathroom 2.90 M x 1.50 M  
4pc Bathroom 2.39 M x 1.50 M  
Living room 4.24 M x 3.43 M  
Kitchen 4.85 M x 3.58 M

Bedroom 2.39 M x 15.49 M  
Laundry room 3.80 M x 3.30 M  
Bedroom 3.56 M x 3.56 M  
Kitchen 4.75 M x 3.63 M  
Dining room 3.63 M x 2.90 M  
Living room 4.75 M x 3.63 M  
Den 3.33 M x 2.41 M  
2pc Bathroom 1.47 M x 1.40 M  
Laundry room 2.54 M x 2.49 M

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek



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