



198 Brightonstone Bay Calgary Alberta

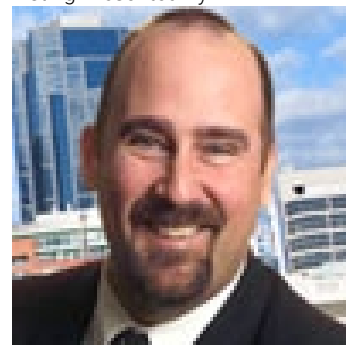
\$715,000

A must see! Experience this charming family home in the heart of the New Brighton. This well maintained, former show home is nestled in a quiet cul-de-sac, footsteps away from schools and the New Brighton clubhouse with all the amenities & convenience of this sought after community. Situated on one of the few oversized fenced pie lots offering expansive custom wood decks including a pergola & gazebo for outdoor living & entertaining and low maintenance landscaping with perennial gardens for endless enjoyment. This spacious 2 story 3 bedroom + bonus room residence with a generous open layout, high ceilings and an abundance of natural light. Each level offers a well-appointed, natural color palette accented with custom drapery throughout. Boasting a double story foyer, art alcove features along with drywall archways seamlessly leading to a central gathering, eating and cooking area complete with walk-in pantry, breakfast bar off the island to enjoy your morning beverage. The family room features a rustic stone fireplace and dining alcove with view of the sunny outdoor living space. Hardwood floors, matching built in kitchen cabinetry and upgraded Samsung stainless steel appliances to complete the experience. The convenient powder room, and main floor laundry leads to an oversized double car garage. Take the stairs up to the bonus room retreat, one of the favorite places in the house! Cozy up in front of the stone fireplace surrounded by light filled windows, high ceilings complete with an ornate ceiling fan. The large master bedroom has a view overlooking the garden! Also includes an efficient 4-piece ensuite & walk-in closet. The two additional bedrooms plus bathroom are perfect for a growing family. A newly developed lower level with flexible spaces for work, leisure or entertaining including a 3pc bathroom. Additional recent upgrades to note, a new Samsung ...

Bonus Room 12.08 Ft x 17.92 Ft
 Bedroom 10.00 Ft x 9.00 Ft
 Bedroom 9.75 Ft x 9.58 Ft
 4pc Bathroom 5.50 Ft x 7.92 Ft
 Primary Bedroom 13.17 Ft x 14.33 Ft
 Other 6.92 Ft x 5.33 Ft

Bedroom 12.67 Ft x 10.75 Ft
 3pc Bathroom 11.58 Ft x 7.08 Ft
 Laundry room 5.50 Ft x 7.67 Ft
 2pc Bathroom 5.58 Ft x 4.50 Ft
 Other 11.42 Ft x 7.92 Ft
 Living room 14.08 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

RE/MAX Realty Professionals

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4pc Bathroom 10.75 Ft x 7.00 Ft

Furnace 16.25 Ft x 13.67 Ft

Recreational, Games room 13.08 Ft x 11.92 Ft

Dining room 8.92 Ft x 12.00 Ft

Kitchen 12.08 Ft x 11.83 Ft

Pantry 3.92 Ft x 3.92 Ft