

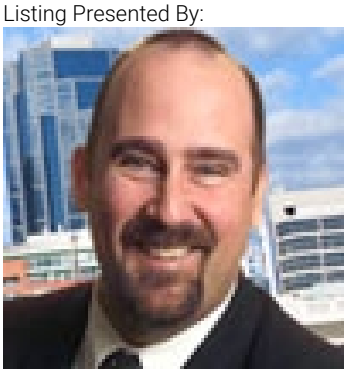
217 Brightonwoods Gardens Calgary Alberta

$639,900

JEWEL OF A DEAL | NEW BRIGHTON | PRIME LOCATION | OVER 2,540 SQ. FT. DEVELOPEDWelcome to this air-conditioned, family-focused home offering an exceptional combination of space, style and location--just steps from the New Brighton Clubhouse, ponds, parks, pathways, schools, shopping and transit. Residents enjoy year-round access to community amenities, including tennis, volleyball and basketball courts, a splash park, playgrounds and a hockey rink.Offering 1,783.89 sq. ft. above grade and more than 2,540 sq. ft. of total developed living space, this beautifully maintained home features four bedrooms, 3.5 bathrooms, a generous bonus room and a fully finished basement.The bright, open-concept main floor showcases nine-foot ceilings and engineered hardwood flooring. A spacious Great Room is anchored by a welcoming gas fireplace and flows seamlessly into the dining area and chef-inspired kitchen.Designed for everyday efficiency and entertaining, the kitchen features maple shaker-style cabinetry, upgraded stainless-steel appliances, a smooth-top electric range, walk-in pantry, tiled backsplash and recessed lighting. A central island with a flush eating bar and black sink provides additional preparation and gathering space.Upstairs, the impressive 18' x 11'3" bonus room is ideal for movie nights, games or relaxing with family. Three generously sized bedrooms include the primary retreat, complete with a walk-in closet and spa-inspired four-piece ensuite featuring a deep soaker tub and separate shower. A full main bathroom completes the upper level.The developed basement adds valuable versatility with a large family room, fourth bedroom, four-piece bathroom, flex area and ample storage--perfect for guests, extended family, a home gym or recreation space.Outdoor living is equally inviting. The fully fenced and landscaped backyard features a 16' x 11'10" upper deck, an 18' x ...

Recreational, Games room 17.33 Ft x 11.58 Ft
Bedroom 13.25 Ft x 9.75 Ft
4pc Bathroom .00 Ft x .00 Ft
Furnace 10.25 Ft x 7.67 Ft
Other 11.17 Ft x 4.17 Ft
Living room 16.17 Ft x 12.00 Ft
2pc Bathroom .00 Ft x .00 Ft
Laundry room 7.92 Ft x 5.33 Ft
Primary Bedroom 12.83 Ft x 13.67 Ft
Bedroom 10.00 Ft x 9.92 Ft
Bedroom 10.08 Ft x 9.92 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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Kitchen 12.92 Ft x 10.92 Ft

Dining room 10.92 Ft x 10.92 Ft

Foyer 12.67 Ft x 5.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Bonus Room 18.00 Ft x 11.25 Ft