

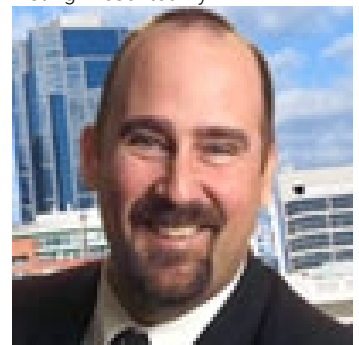


# 49 Brightonstone Landing Calgary Alberta

\$799,900

PRICE REDUCED! MOTIVATED SELLERS! RARE OPPORTUNITY to live on a prime walkout lot backing onto the pond in New Brighton! This executive five-bedroom air-conditioned residence boasts a stunning view of the serene pond with fountains, providing a front-row seat to nature's wonders and the changing seasons. Just minutes from the bustling shopping district along 130th Avenue SE, this home seamlessly combines convenience with luxury. Step inside to discover a meticulously upgraded interior, featuring four bedrooms on the upper level, vaulted bonus room, and a fully developed walk-out lower level with an additional bedroom, family room with fireplace, and wet bar. With over 3200 square feet of developed living space, this beautiful home has it all! Notable upgrades include a new roof (2022), new power-vented hot water tank (2022), 9 ft ceilings, a chef's kitchen with top-of-the-line appliances, and a range of premium features such as Hunter Douglas blinds, three fireplaces, and a steam shower and jacuzzi tub in the master bedroom ensuite. The outdoor space is an entertainer's dream, with a stamped concrete lower patio, no-maintenance vinyl fencing, and two gas lines for a BBQ on the upper deck and a fire pit on the lower patio. Enjoy direct access to the walking path surrounding the pond, creating a tranquil oasis just beyond your doorstep. With three schools along the pathway system within walking distance (Grades K - 9), this residence offers not just a home but a lifestyle of luxury, functionality and natural beauty. (id:6769)

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

- Bedroom 9.33 Ft x 10.83 Ft
- Bedroom 8.33 Ft x 11.58 Ft
- Bedroom 10.42 Ft x 11.08 Ft
- 4pc Bathroom 10.58 Ft x 9.67 Ft
- Primary Bedroom 18.08 Ft x 14.92 Ft
- 4pc Bathroom 4.92 Ft x 7.42 Ft
- Family room 16.92 Ft x 16.17 Ft
- Bedroom 12.58 Ft x 12.42 Ft
- 4pc Bathroom 8.83 Ft x 4.92 Ft

- Recreational, Games room 18.50 Ft x 27.83 Ft
- Furnace 11.25 Ft x 12.33 Ft
- Other 11.08 Ft x 7.83 Ft
- 2pc Bathroom 4.92 Ft x 4.92 Ft
- Dining room 15.42 Ft x 10.00 Ft
- Kitchen 9.67 Ft x 13.33 Ft
- Laundry room 8.00 Ft x 8.50 Ft
- Living room 19.08 Ft x 13.33 Ft
- Office 9.25 Ft x 12.75 Ft

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