

**170 Brightonwoods Grove SE**  
**Calgary, Alberta**

**MLS # A2179745**



**\$635,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Lawn, Low Maintenance Landscape, Landscaped, Privat		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Wood Counters		

**Inclusions:** Gazebo on the deck deck furniture

Welcome to this amazing 4 bedroom, 4 bathroom home in the upscale community of New Brighton. This home has it all. As you walk up to your new home you are greeted with a double garage, newer roof (2021) and low-maintenance landscaping. Entering the home you will notice gorgeous wood floors throughout the entrance leading you to your open-concept living space. Your chef-style kitchen is complete with stainless steel appliances, a corner pantry, and a large island that adjoins your expansive dining room looking over your spacious deck and backyard. The living room is perfect for entertaining and is complete with a gas fireplace for those cold winter nights in watching movies with the family. Your first-floor laundry room finishes off the main level before heading upstairs to your primary bedroom offering ample space for a king-size bed, bedroom furniture and a luxurious 5-piece ensuite. Two additional good-sized bedrooms and a full 4-piece bathroom finish off the upper level before heading to your fully finished basement. Your basement is well thought out with a large entertainment area, a massive bedroom and an additional full bathroom which is perfect for housing guests during the holidays. This home is just a few steps away from schools and other amenities to allow for ease of access to everything that you and your family may need. Do not miss this opportunity to own this perfect home in one of the most sought after communities in south east Calgary.