

198 Brightonstone Landing SE
Calgary, Alberta

MLS # A2209526



\$738,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,953 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Black corner cabinet in living room, sofa and 2 chairs in lower family room

Hello there, future homeowner. It's me—your dream home! Since Morrison Homes nailed it, I've been a happy home for my original owners, and now, I'm ready to welcome you. Allow me to explain why we're meant to be together! I rest peacefully on a quiet street, away from busy roads. My southeast back yard overlooks a gorgeous green belt with walking paths that lead to New Brighton Pond, the playground, or any of three nearby schools. No taking the bus for my kids! Step inside my 2712 square feet of developed living space and you'll instantly realize the attention lavished on me. My solid hardwood floors on the main level tell stories of bustling mornings and cozy evenings, while my brand-new plush carpet upstairs is ready for padding around in bare feet. My kitchen sparkles with brand new quartz countertops, a spacious modernized island, corner pantry, and stainless-steel appliances, perfect for lively gatherings or quiet cups of coffee. My freshly painted interior is bright and airy with huge windows that allow the sun to bathe every corner in natural light and provide stunning views of the green space beyond. Upstairs, I offer a large primary suite with a 4-piece ensuite and walk-in closet, plus two more generous bedrooms and a bright, comfortable bonus room—a favorite spot for movie nights or lazy Sundays. Downstairs, I've prepared an enormous bedroom, full bath, and a spacious family room, ideal for teens, grandma or company. My enviable upgrades include roofing shingles, partial siding, gutters and soffits, hot water tank, and furnace. I offer main floor laundry, central air conditioning, vacuflo, a small workshop, double attached garage and space for a dog run. I'm ready when you are! I've watched dreams take shape here and I'd love to be that special place where yours continue. Book your

viewing appointment today before someone else runs away with my keys!