

\$685,000 - 44 Brightonwoods Grove Se, Calgary

MLS® #A2200258

\$685,000

4 Bedroom, 3.00 Bathroom, 1,257 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Open House Saturday April 26 1:00 - 4:00

pm. Beautiful Walk-Out Bungalow | Fully

Developed | 2+2 Bedrooms | 2 Kitchens

Welcome to this immaculate, modern

bungalow that has just been freshly painted,

with a fully developed walk-out basement,

offering the perfect blend of style, comfort, and

functionality. With vaulted ceilings, skylights,

and expansive south-facing windows, this

home is bathed in natural light, creating a

warm and inviting atmosphere. The main floor

boasts rich oak hardwood flooring throughout

the kitchen, dining area, living room, and both

bedrooms. The stylish kitchen features

dark-stained cabinetry, a center island, and a

corner pantry, all beautifully illuminated by a

skylight. A patio door off the dining nook leads

to a sunny south-facing deck—ideal for

relaxing or entertaining. The spacious living

room is anchored by a cozy fireplace with

elegant oak pillars and a classic mantle,

adding a touch of charm and sophistication.

The walk-out basement is thoughtfully

designed with gleaming engineered hardwood

flooring and includes a second kitchen with

three appliances, two additional bedrooms,

and a four-piece bath—a fantastic setup for

senior parents, extended family, or rental

potential. This home is loaded with thoughtful

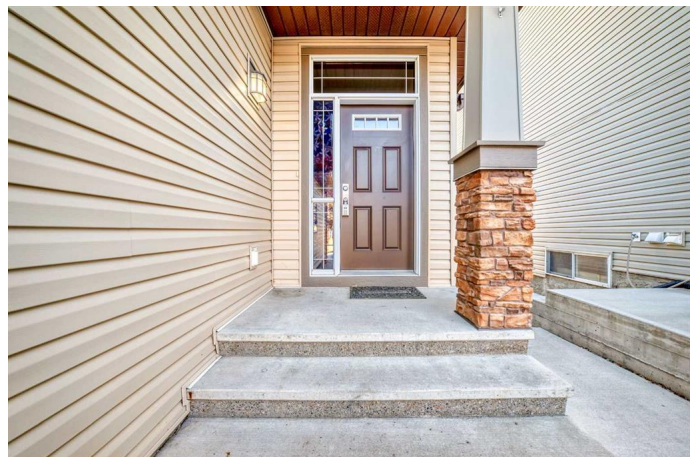
upgrades, including laundry hookups on both

levels (two washers and two dryers included),

a new furnace (2019), and a new roof, siding,

and eavestroughs (2021). Enjoy the

convenience of gas hookups for BBQs on both



the upper and lower decks. Nestled on a fully fenced and landscaped lot, this exceptional home is move-in ready and waiting for you! Don't miss this rare opportunity—schedule your viewing today! Price reduced \$15,000 April 3!

Built in 2008

Essential Information

MLS® #	A2200258
Price	\$685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,257
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	44 Brightonwoods Grove Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0P8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, On Street
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	54
Zoning	R-G
HOA Fees	360
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.