

# \$849,999 - 48 Brightonwoods Grove Se, Calgary

MLS® #A2244361

**\$849,999**

5 Bedroom, 4.00 Bathroom, 2,169 sqft

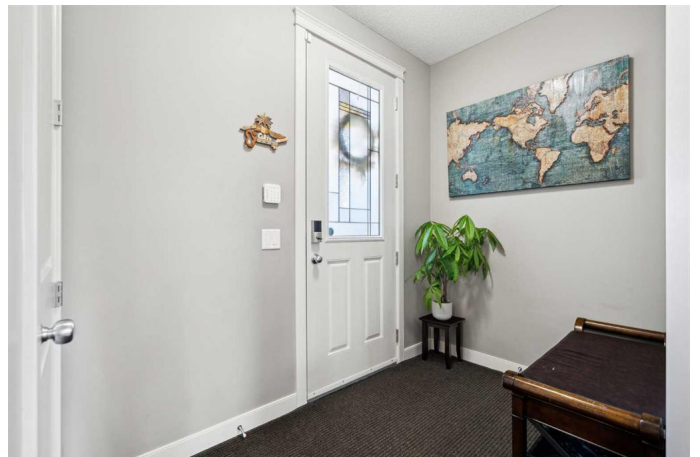
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

WELCOME HOME!!! 2168 square feet two story with fully developed walkout providing an additional 887 square feet of living space. Large entry leads to a beautifully designed open main floor plan. Nine foot ceiling, wood floors and large windows create a bright well lit and airy atmosphere. Large living room with a contemporary tile fireplace; beautifully upgraded kitchen boasts ceiling high cupboards, newer granite counter tops, island that seats four, new induction cook top, built in oven and microwave; large dining area surrounded by windows leads to a 200 square foot deck with both electric and gas hook-ups; custom walk-thru pantry; main floor den, laundry, mud room off garage and 2 piece bath. Upper floor adds a large bonus room, 4 piece bath and three bedrooms. Master bedroom with 5 piece ensuite, walk-in closet and a hair and makeup station. Lower walkout is developed as a one bedroom suite with separate laundry facilities and entry. At present the lower level is rented for \$1300.00 per month on a six month lease.

New Stucco and category 4 shingles in 2022!! Custom closets, speakers throughout the home, kat 5 wiring, tankless hot water, water softener and Hunter Douglas window coverings. If you are looking for a spotless, well maintained turn key this is it.

Built in 2010



## Essential Information

MLS® #	A2244361
Price	\$849,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,169
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	48 Brightonwoods Grove Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0T1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Pantry, Stone Counters, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Disposal, Electric Stove, Garage Control(s), Garburator, Induction Cooktop, Microwave, Oven-Built-In, See Remarks, Tankless Water Heater, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Blower Fan, Gas, Circulating
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Asphalt, Silent Floor Joists
Foundation	Poured Concrete

## Additional Information

Date Listed	July 29th, 2025
Days on Market	2
Zoning	R-G

## Listing Details

Listing Office	MaxWell Canyon Creek
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