

# \$799,000 - 35 Brightonwoods Crescent Se, Calgary

MLS® #A2216369

**\$799,000**

4 Bedroom, 4.00 Bathroom, 2,152 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Welcome to your dream home!

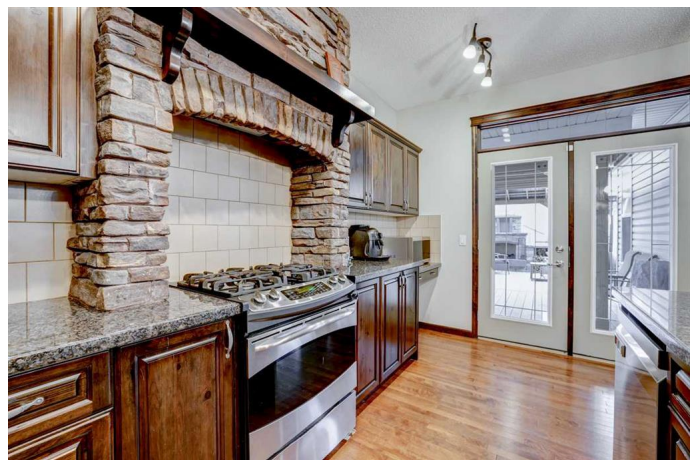
This stunning executive residence features four spacious bedrooms, three and a half beautifully appointed bathrooms, and an executive kitchen that will delight any chef. Imagine cooking on a professional-grade gas stove, with a full-size Frigidaire Professional refrigerator and freezer side-by-side, all centered around a generous island topped with elegant stone countertops. Vaulted ceilings soar above the main living areas, where a breathtaking stone fireplace creates a warm, inviting atmosphere.

The open floor plan flows seamlessly from the kitchen into the dining room, perfect for entertaining friends and family.

Upstairs, you'll discover three large bedrooms plus a versatile bonus room. The primary suite offers a spa-like ensuite bathroom and a huge walk-in closet—your personal retreat.

Downstairs, the fully developed basement expands your living space even further. A private office with sliding glass doors, a cozy TV room, a fourth bedroom, and a four-piece bathroom ensure there's room for everyone.

Outside, the home received some impressive exterior upgrades in 2024. The driveway was widened for convenience and additional



parking. The backyard has a brand new Barkman Quarry Stone Grand fireplace—complete with dual wood storage boxes helps create a comfortable conversation area and anchors the outdoor living area. A 12-by-20-foot fully wired gazebo complete with composite decking for maintenance free living is also equipped with its own 220-volt supply, invites year-round enjoyment. The yard also offer a lovely hot tub and 12 by 8 foot shed for all your storage needs

Finally, this home is as smart as it is beautiful, thanks to a full 17.22 kW solar panel system that keeps your energy costs low and your carbon footprint small.

Don't miss the chance to call this exceptional property home—schedule your private showing today!

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216369    |
| Price          | \$799,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,152       |
| Acres          | 0.09        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 35 Brightonwoods Crescent Se |
| Subdivision | New Brighton                 |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Z 0P9 |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Clubhouse, Park, Playground, Other |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached             |
| # of Garages   | 2                                  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Beamed Ceilings |
| Appliances        | Dishwasher, Dryer, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Gas Range, See Remarks                                   |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Gazebo |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 14               |
| Zoning         | R-G              |
| HOA Fees       | 362              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

Listing Office

RE/MAX Landan Real Estate

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