# \$785,000 - 174 Brightonstone Landing Se, Calgary

MLS® #A2224936

# \$785,000

4 Bedroom, 4.00 Bathroom, 2,083 sqft Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Welcome to this amazing home backing onto pathways and greenspace in the heart of New Brighton â€" complete with a LEGAL SUITE to help pay your mortgage!

Perfectly situated on a quiet street, this spacious and inviting home offers a thoughtfully designed main floor featuring an open-concept kitchen, corner pantry, a large living room with a gas fireplace, a formal dining area, home office, and a convenient main-floor laundry room.

Upstairs, you'll find a bright and spacious bonus room, a generously sized primary bedroom complete with a large en-suite featuring a separate soaker tub and shower, and a walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. The fully developed LEGAL basement suite (Registered Secondary Suite with City of Calgary) offers its own private side entrance, a generous bedroom, a separate den, open-concept kitchen and living area, and its own laundry with stackable washer/dryer. Additional upgrades include a new roof (2021) and tankless water heater (2023) for long-term efficiency and peace of mind.

Located in one of Calgary's most sought-after SE communities, this home is just steps from walking paths, New Brighton School, greenspace, a pond, playgrounds, and the New Brighton Clubhouse, which offers year-round activities and programs for all ages. This fantastic recreational facility features a 6,500-square-foot building with







tennis, pickleball, and basketball courts, a splash park, playground, hockey rink, and more. Plus, you're just a short drive from shopping, restaurants, and other everyday conveniences.

Whether you're an investor or looking to live up and rent down, this rare gem checks all the boxes!

#### Built in 2005

# **Essential Information**

MLS® # A2224936 Price \$785,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 2,083 Acres 0.09 Year Built 2005

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 174 Brightonstone Landing Se

Subdivision New Brighton

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 4W3

#### **Amenities**

Amenities Clubhouse, Park, Playground, Recreation Facilities

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No

Animal Home, No Smoking Home, Pantry, Separate Entrance, Tankless

Hot Water, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s),

Tankless Water Heater, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

#### Additional Information

Date Listed May 28th, 2025

Days on Market 67

Zoning R-G

HOA Fees 345

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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