

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

MLS® #A2244361

**\$849,999**

5 Bedroom, 4.00 Bathroom, 2,169 sqft

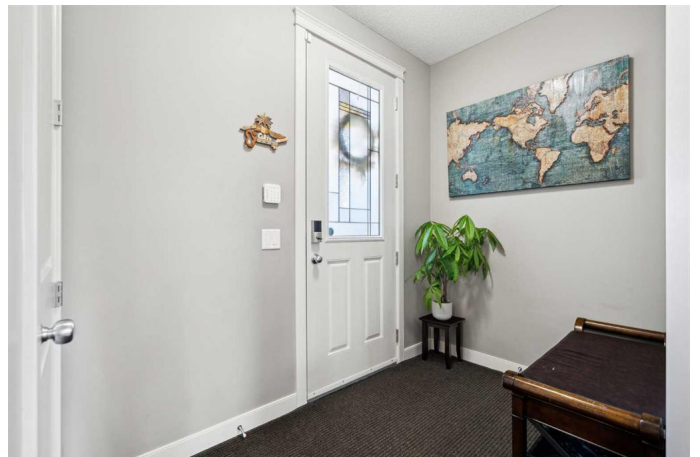
Residential on 0.09 Acres

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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