

# \$779,000 - 35 Brightonwoods Crescent Se, Calgary

MLS® #A2216369

**\$779,000**

4 Bedroom, 4.00 Bathroom, 2,152 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Welcome to your dream home with a new solar panel system!

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.

Donâ€™t miss the chance to call this exceptional property home”schedule your private showing today!

Built in 2009

**Essential Information**

MLS® #	A2216369
Price	\$779,000
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
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Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0P9

### **Amenities**

Amenities	Clubhouse, Other, Park, Playground
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, Walk-In Closet(s), Beamed Ceilings, Vinyl Windows
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
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, Rectangular Lot, Street Lighting, Gazebo, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	42
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

# Listing Details

Listing Office                      RE/MAX Landan Real Estate

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