

# \$739,999 - 78 Brightonwoods Grove Se, Calgary

MLS® #A2203356

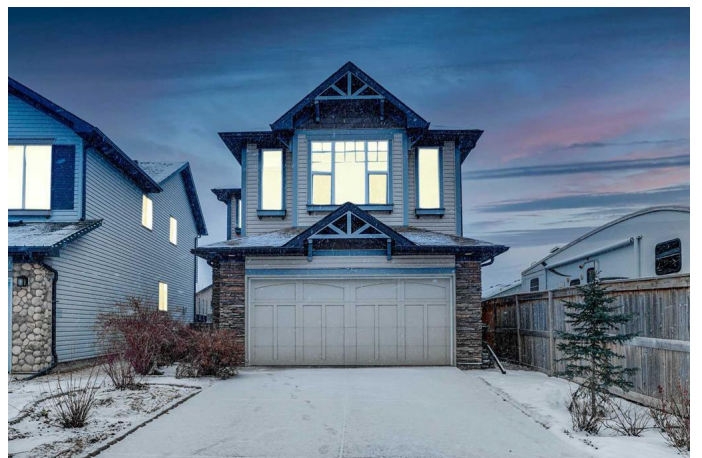
**\$739,999**

3 Bedroom, 3.00 Bathroom, 2,152 sqft  
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Most furniture is negotiable, Looking for a turn-key property, look no more! Welcome to this exquisite bright family home in the highly sought-after community of New Brighton.

Thoughtfully designed and beautifully maintained, this spacious two-story residence offers both comfort and style. A front attached, fully insulated double garage. Charming flower beds in the front and backyard create a picturesque setting, making this home truly stand out from the moment your arrive. Step inside to the main floor boasting maple hardwood floor through out, an open-to-above entryway, creating an inviting atmosphere. To the right a formal bright dining room, seamlessly flows into the open concept, cozy family room with a fireplace perfect for those cold winter months. The beautifully appointed kitchen features classic shaker style maple cabinetry, soft close drawers, stunning ceramic & glass, mosaic backsplash, large corner pantry, and gleaming granite countertops on a spacious island with upgraded plumbing fixtures, and stainless steel appliances. A Sunlit, breakfast nook overlooks the fully fenced backyard, with a raised deck enhanced by a sleek rainwater glass wall to add a touch of privacy to this outdoor retreat. The stairs lead down to a thoughtfully designed lower composite deck 16 x 16" ideal for summer entertaining, paired with a fully fenced large backyard. Head upstairs the spacious primary suite, boasts a generous walk-in closet, an en-suite with granite countertops and makeup



desk, tile flooring, upgraded cabinetry, a standup shower, and a soaker tub with updated plumbing fixtures. Plus two additional well sized bedrooms, and another full bath. The versatile oversized bonus room provides ample space for family living. The unfinished basement is a blank canvas ready to be transformed to suit your needs and lifestyle. This home has been meticulously cared for, with recent updates, including new shingles, eaves-troughs, and siding, offering peace of mind for years to come. Nested in a vibrant neighborhood, short distance from parks, playground, top rated schools and convenient transit options. This home is a true gem. Don't miss this rare opportunity. Schedule your private showing with your favorite agent today!

Built in 2010

### **Essential Information**

MLS® #	A2203356
Price	\$739,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,152
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	78 Brightonwoods Grove Se
Subdivision	New Brighton
City	Calgary
County	Calgary

Province Alberta  
Postal Code T2Z 0T4

### Amenities

Amenities Clubhouse  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Granite Counters, No Ani  
Floorplan, Pantry, Soaking T  
Appliances Dishwasher, Electric Stov  
Washer/Dryer, Window Cove  
Heating Fireplace(s), Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Lighting, Private Yard  
Lot Description Few Trees, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 20th, 2025  
Days on Market 11  
Zoning R-G  
HOA Fees 356  
HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.