

# \$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.

Don’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, Playground, Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings, Freezer, 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, Gazebo, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	60
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                RE/MAX Landan Real Estate

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