

# \$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!

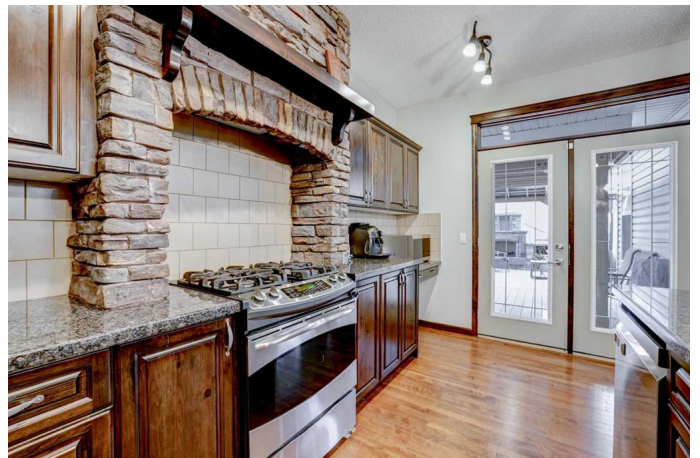
This stunning executive residence features four spacious bedrooms, three and a half beautifully appointed bathrooms, and an executive kitchen that will delight any chef. Imagine cooking on a professional-grade gas stove, with a full-size Frigidaire Professional refrigerator and freezer side-by-side, 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 |
|---------|------------------------------|

|             |              |
|-------------|--------------|
| 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 | 59               |
| Zoning         | R-G              |
| HOA Fees       | 362              |
| HOA Fees Freq. | ANN              |

**Listing Details**

Listing Office                      RE/MAX Landan Real Estate

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