

# \$685,000 - 44 Brightonwoods Grove Se, Calgary

MLS® #A2200258

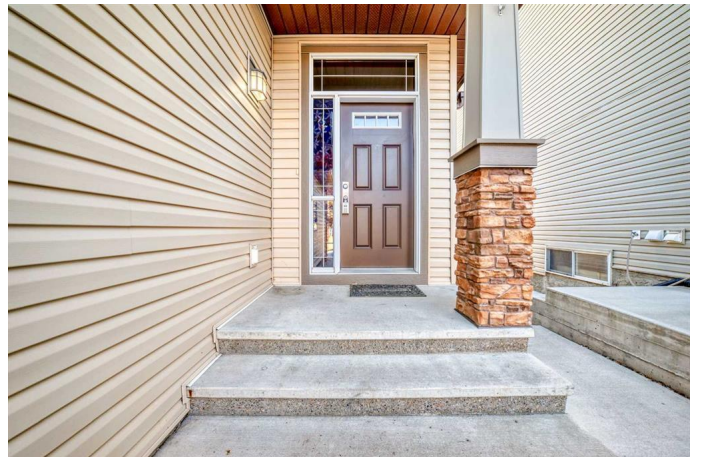
**\$685,000**

4 Bedroom, 3.00 Bathroom, 1,257 sqft  
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Open House Saturday March 5 1:00 - 4:00 PM

Beautiful Walk-Out Bungalow | Fully Developed | 2+2 Bedrooms | 2 Kitchens  
Welcome to this immaculate, modern bungalow that has just been freshly painted, with a fully developed walk-out basement, offering the perfect blend of style, comfort, and functionality. With vaulted ceilings, skylights, and expansive south-facing windows, this home is bathed in natural light, creating a warm and inviting atmosphere. The main floor boasts rich oak hardwood flooring throughout the kitchen, dining area, living room, and both bedrooms. The stylish kitchen features dark-stained cabinetry, a center island, and a corner pantry, all beautifully illuminated by a skylight. A patio door off the dining nook leads to a sunny south-facing deck—ideal for relaxing or entertaining. The spacious living room is anchored by a cozy fireplace with elegant oak pillars and a classic mantle, adding a touch of charm and sophistication. The walk-out basement is thoughtfully designed with gleaming engineered hardwood flooring and includes a second kitchen with three appliances, two additional bedrooms, and a four-piece bath—a fantastic setup for senior parents, extended family, or rental potential. This home is loaded with thoughtful upgrades, including laundry hookups on both levels (two washers and two dryers included), a new furnace (2019), and a new roof, siding, and eavestroughs (2021). Enjoy the convenience of gas hookups for BBQs on both



the upper and lower decks. Nestled on a fully fenced and landscaped lot, this exceptional home is move-in ready and waiting for you! Don't miss this rare opportunity—schedule your viewing today! Price reduced \$15,000 March 3!

Built in 2008

### Essential Information

MLS® #	A2200258
Price	\$685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,257
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	44 Brightonwoods Grove Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0P8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, On Street
# of Garages	2

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	30
Zoning	R-G
HOA Fees	360
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.