

48 Brightonwoods Grove SE
Calgary, Alberta

MLS # A2244361



\$799,999

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,169 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Asphalt, Concrete, Silent Floor Joists, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Pantry, Stone Counters, Walk-In Closet(s), Wired for Sound		

Inclusions: DISHWASHER, , NEW INDUCTION COOK TOP, WALL OVEN, MICROWAVE, GARBOATOR, GARAGE DOOR OPENER AND CONTROLS , HUNTER DOUGLAS WINDOW COVERINGS THROUGHOUT, HOOD FAN, WASHER AND DRYER TO BE REPAND FRIDGE LACED WITH ANOTHER MODLE

PRICE REDUCED \$50,0000 Welcome HOME!!! 2168 square feet two story with fully developed walkout providing an additional 887 square feet of living space. Large entry leads to a beautifully designed open main floor plan . Nine foot ceiling, wood floors and large windows create a bright well lite and airy atmosphere. Large living room with a contemporary tile fireplace; beautifully upgraded kitchen boasts ceiling high cupboards, newer granite counter tops, island that seats four, new induction cook top, built in oven and microwave; large dining area surrounded by windows leads to a 200 square foot deck with both electric and gas hook-ups; custom walk-thru pantry; main floor den, laundry, mud room off garage and 2 piece bath. Upper floor adds a large bonus room, 4 piece bath and three bedrooms. Master bedroom with 5 piece ensuite, walk-in closet and a hair and makeup station. Lower walkout is developed as a one bedroom suite with separate laundry facilities and entry. At present the lower level is rented for \$1300.00per month on a six month lease.

New Stucco and category 4 shingles in 2022!! Custom closets, speakers throughout the home, kat 5 wiring, tankless hot water, water softener and Hunter Douglas window coverings. If you are looking for a spotless, well maintained turn key this is it.