

35 Brightonwoods Crescent SE
Calgary, Alberta

MLS # A2216369

\$799,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,152 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Hot Tub and Solar Panels		

Welcome to your dream home! 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!