

62 Brightonstone Passage SE  
Calgary, Alberta

MLS # A2219184

\$700,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

**Features:** Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

\* OPEN HOUSE SAT, MAY 10TH, 1-3 PM \* Impressive & Stylish Family Home in Prime Location & Over 2,758 Sq Ft of Exceptional Living Space! This beautifully maintained home offers space, style, and comfort in one of the area's most desirable communities&mdash;just minutes from schools, parks, shopping, and major routes. Featuring over 2,758 sq ft of total living space, this property stands out with its bright open-concept design, large windows, and seamless flow. The main floor boasts flat ceilings, rich laminate flooring, a spacious living and dining area, and a wall of windows that flood the home with natural light. Step out onto the oversized deck and enjoy the professionally landscaped, sunny backyard&mdash;perfect for summer BBQs. The designer kitchen impresses with granite countertops, gas stove, upgraded oak cabinetry, walk-in pantry, and LED cabinet lighting. Upstairs, the primary suite is a private retreat with a walk-in closet and luxurious ensuite featuring a soaker tub, separate shower, and dual vanity. Two additional bedrooms, a full bathroom, and a spacious bonus room with a cozy gas fireplace complete the upper level. The fully finished basement adds incredible versatility with a large recreation area, space for a home gym or theatre, a fourth bedroom and bathroom, plus generous storage. Notable upgrades include central air conditioning for year-round comfort, a four-zone built-in audio system with in-ceiling and outdoor speakers, newer shingles and eaves, and an insulated double garage. The main floor also offers a convenient laundry area and mudroom, adding function to its beautiful form. This move-in-ready home blends thoughtful design, high-end finishes, and pride of ownership in a quiet, family-friendly setting. Don't miss your chance&mdash;schedule your private tour today!