# \$674,900 - 107 Brightonstone Gardens Se, Calgary

MLS® #A2219479

# \$674,900

3 Bedroom, 3.00 Bathroom, 2,085 sqft Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Welcome to a beautifully maintained family home that blends contemporary comfort with timeless, understated elegance. Perfectly positioned on a quiet, family-friendly street, this home sits directly across from a spacious park with a tot lot and is just a short walk to two excellent schools. As you step inside, natural light pours through oversized windows, illuminating a warm, welcoming layout. The main floor has been thoughtfully designed to balance open-concept flow with clearly defined spaces. The kitchen is the heart of the home, offering generous cabinetry, ample counter space ideal for prep, a walk-in pantry, and stainless steel appliancesâ€"including a brand-new fridge (2024) and dishwasher (2020). A central island with a built-in coffee bar adds both function and charm, making it the perfect space for everyday routines and casual gatherings. Just off the kitchen, the breakfast nook overlooks the backyard, while the adjacent living room offers a cozy yet elevated feel with vaulted ceilings, exposed wood beams, and a gas fireplace wrapped in full-height cultured stone. A flexible room can be used as a formal dining area, or home office â€"designed to suit your lifestyle. The main level also features a stylish 2-piece bath and a functional laundry room, all finished in a soft, neutral palette that creates a calm and cohesive feel. Upstairs, a spacious family room offers the flexibility to serve as a media lounge, playroom, or conversion into a fourth bedroom. Down the hall, two additional







bedrooms are complemented by a 4-piece family bath, while the primary suite provides a true retreat. With a large walk-in closet and a well-appointed ensuiteâ€"featuring a soaker tub, separate shower, and modern finishesâ€"it's a space designed for quiet relaxation. Step outside to your private backyard oasis, thoughtfully landscaped with an interlocking wood patio (2016), gas BBQ hookup, mature perennials, and a well-maintained fence. It's the perfect backdrop for quiet evenings or hosting family and friends. The double garage is fully finished and includes upper storage and a built-in work areaâ€"ideal for hobbies or additional organization.

### Built in 2006

## **Essential Information**

MLS® # A2219479 Price \$674,900

Bedrooms 3 Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 2,085 Acres 0.09 Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 107 Brightonstone Gardens Se

Subdivision New Brighton

City Calgary
County Calgary
Province Alberta

Postal Code T2Z0C6

## **Amenities**

Amenities Recreation Facilities

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Open

Floorplan, Pantry, Soaking Tub

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings, See Remarks

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle, Stone

Has Basement Yes

Basement Full, Unfinished

# **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Interior Lot, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed May 8th, 2025

Days on Market 5

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

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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