

# \$739,900 - 82 Brightonwoods Green Se, Calgary

MLS® #A2256642

**\$739,900**

4 Bedroom, 4.00 Bathroom, 2,164 sqft

Single Family on 0.11 Acres

New Brighton, Calgary, Alberta

Welcome to this beautifully appointed, fully developed home offering over 3,000 sq. ft. of refined living space, ideally situated on a massive pie-shaped lot just steps from lush green space and the picturesque pond. Perfectly nestled between an elementary and middle school, this property is a dream for growing families seeking comfort, space, and convenience. Step inside to discover a thoughtfully designed main floor featuring 9-ft ceilings, rich hardwood floors and a private front den ideal for working from home. The cozy living room centers around a striking stone gas fireplace, perfect for relaxing evenings. A formal dining room with soaring ceilings and wall-to-wall windows bathes the space in natural light, creating a stunning setting for entertaining. The chef's kitchen is as functional as it is stylish, boasting granite countertops, stainless steel appliances, a corner pantry, extended-height cabinetry and a large central island complete with a built-in wine rack. A main floor laundry room with newer washer and dryer adds everyday ease. Upstairs, you'll find newer carpeting with upgraded underlay, four spacious bedrooms, and a luxurious primary retreat featuring a second gas fireplace, a 5-piece ensuite with dual sinks, a walk-in closet, and spa-inspired finishes. An additional 4-piece bathroom completes this level. The fully finished basement offers versatile living with a large recreation room, full bathroom, bonus den, and room to add a future 5th bedroom—ideal



for guests or extended family. Step into your private backyard oasis with a pergola-covered deck, children’s playset, and low-maintenance landscaping bordered by mature privacy trees—an ideal spot for outdoor enjoyment. This home is loaded with upgrades, including air conditioning, a brand new furnace, brand new premium tankless water heater and water softener, built-in speakers as well as a Nest thermostat and doorbell camera. The roof was also updated in 2020. With unmatched location, generous space and premium features throughout, this is a rare opportunity to own a truly exceptional home in one of Calgary’s most family-friendly communities. (id:6289)

Built in 2009

**Essential Information**

Listing #	A2256642
Price	\$739,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,164
Acres	0.11
Year Built	2009
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	82 Brightonwoods Green Se
Subdivision	New Brighton
City	Calgary
Province	Alberta
Postal Code	T2Z0V8

**Amenities**

Amenities	Park, Playground, Schools, Shopping, Clubhouse, Party Room,
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Recreation Centre  
Features French door, Gas BBQ Hook  
Parking Spaces 4  
Parking Attached Garage  
# of Garages 2

### Interior

Appliances Washer, Refrigerator, Water  
Dryer, Microwave Range Hood  
 opener, Water Heater - Tankless  
Heating Forced air  
Cooling Central air conditioning  
Fireplace Yes  
# of Fireplaces 1  
# of Stories 2  
Has Basement Yes

### Exterior

Exterior Stone, Vinyl siding  
Exterior Features Landscaped  
Construction Wood frame  
Foundation Poured Concrete

### Listing Details

Listing Office Charles



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