

# \$739,999 - 78 Brightonwoods Grove Se, Calgary

---

MLS® #A2203356

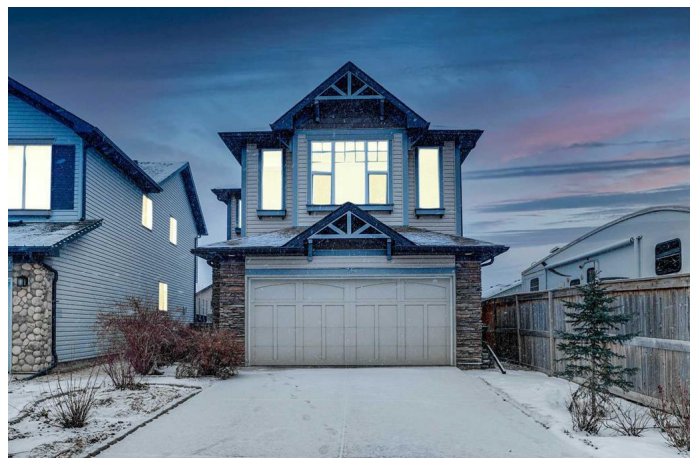
**\$739,999**

3 Bedroom, 3.00 Bathroom, 2,152 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Looking for a turn-key property, look no more! Welcome to this exquisite bright family home in the highly sought-after community of New Brighton. Thoughtfully designed and beautifully maintained, this spacious two-story residence offers both comfort and style. A front attached, fully insulated double garage. Charming flower beds in the front and backyard create a picturesque setting, making this home truly stand out from the moment you arrive. Step inside to the main floor boasting maple hardwood floor through out, an open-to-above entryway, creating an inviting atmosphere. To the right a formal bright dining room, seamlessly flows into the open concept, cozy family room with a fireplace perfect for those cold winter months. The beautifully appointed kitchen features classic shaker style maple cabinetry, soft close drawers, stunning ceramic & glass, mosaic backsplash, large corner pantry, and gleaming granite countertops on a spacious island with upgraded plumbing fixtures, and stainless steel appliances. A Sunlit, breakfast nook overlooks the fully fenced backyard, with a raised deck enhanced by a sleek rainwater glass wall to add a touch of privacy to this outdoor retreat. The stairs lead down to a thoughtfully designed lower composite deck 16 x 16" ideal for summer entertaining, paired with a fully fenced large backyard. Head upstairs the spacious primary suite, boasts a generous walk-in closet, an en-suite with granite countertops and makeup desk, tile



flooring, upgraded cabinetry, a standup shower, and a soaker tub with updated plumbing fixtures. Plus two additional well sized bedrooms, and another full bath. The versatile oversized bonus room provides ample space for family living. The unfinished basement is a blank canvas ready to be transformed to suit your needs and lifestyle. This home has been meticulously cared for, with recent updates, including new shingles, eaves-troughs, and siding, offering peace of mind for years to come. Nested in a vibrant neighborhood, short distance from parks, playground, top rated schools and convenient transit options. Front of property faces NW, backyard SE. Most furniture is negotiable-This home is a true gem. Don't miss this rare opportunity. Schedule your private showing with your favorite agent today!

Built in 2010

**Essential Information**

MLS® #	A2203356
Price	\$739,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,152
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	78 Brightonwoods Grove Se
Subdivision	New Brighton

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0T4

### Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, No Ani Floorplan, Pantry, Soaking T
Appliances	Dishwasher, Electric Stov Washer/Dryer, Window Cove
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 20th, 2025
Days on Market	27
Zoning	R-G
HOA Fees	356
HOA Fees Freq.	ANN

### Listing Details



Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.