

# \$774,900 - 174 Brightonstone Landing Se, Calgary

MLS® #A2224936

**\$774,900**

4 Bedroom, 4.00 Bathroom, 2,083 sqft

Residential on 0.09 Acres

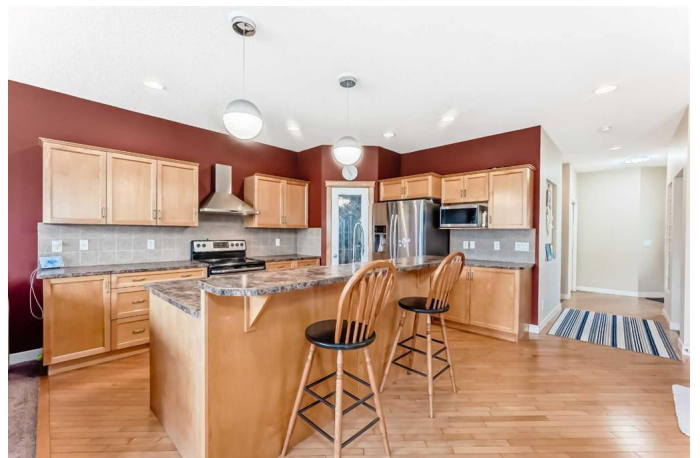
New Brighton, Calgary, Alberta

Welcome to this amazing home backing onto pathways and greenspace in the heart of New Brighton – complete with a LEGAL SUITE to help pay your mortgage!

Perfectly situated on a quiet street, this spacious and inviting home offers a thoughtfully designed main floor featuring an open-concept kitchen, corner pantry, a large living room with a gas fireplace, a formal dining area, home office, and a convenient main-floor laundry room.

Upstairs, you'll find a bright and spacious bonus room, a generously sized primary bedroom complete with a large en-suite featuring a separate soaker tub and shower, and a walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. The fully developed LEGAL basement suite (Registered Secondary Suite with City of Calgary) offers its own private side entrance, a generous bedroom, a separate den, open-concept kitchen and living area, and its own laundry with stackable washer/dryer. Additional upgrades include a new roof (2021) and tankless water heater (2023) for long-term efficiency and peace of mind.

Located in one of Calgary's most sought-after SE communities, this home is just steps from walking paths, New Brighton School, greenspace, a pond, playgrounds, and the New Brighton Clubhouse, which offers year-round activities and programs for all ages. This fantastic recreational facility features a 6,500-square-foot building with



tennis, pickleball, and basketball courts, a splash park, playground, hockey rink, and more. Plus, you're just a short drive from shopping, restaurants, and other everyday conveniences.

Whether you're an investor or looking to live up and rent down, this rare gem checks all the boxes!

Built in 2005

### **Essential Information**

MLS® #	A2224936
Price	\$774,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,083
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	174 Brightonstone Landing Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4W3

### **Amenities**

Amenities	Park, Playground, Recreation Facilities, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Central Vacuum
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	73
Zoning	R-G
HOA Fees	345
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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