# \$729,900 - 71 Brightonstone Common Se, Calgary

MLS® #A2207838

## \$729,900

3 Bedroom, 3.00 Bathroom, 2,046 sqft Residential on 0.11 Acres

New Brighton, Calgary, Alberta

ORIGINAL OWNERS! This is more than just a houseâ€"it's a home filled with love. laughter, and cherished memories, and now it's ready for a new family to make it their own! Nestled on a quiet, friendly street in the heart of New Brighton, one of Calgary's most sought-after communities, this home offers the perfect balance of comfort, convenience, and connection. Imagine coming home to a huge pie-shaped backyard, bathed in warm west-southwest sunshine, where kids can run free, pets can play, and you can unwind with friends over a summer BBQ while watching the most incredible sunsets. Step inside and feel the warmth of a bright, open-concept layout designed for making memories. The spacious kitchen is the heart of the home, featuring a large island, a walk-through pantry, and brand-new smart appliances, including a true double oven and a fridge with a digital family hubâ€"perfect for staying organized, managing schedules, or even leaving sweet notes for loved ones. Whether you're prepping a family feast or enjoying a quiet morning coffee, this space makes every moment special. The cozy living room invites you to relax by the beautiful fireplace, creating the perfect ambiance for family gatherings or quiet evenings in. The flex room on the main floor is perfect as a home office or formal dining area, while the breakfast nook is ideal for everyday meals. Upstairs, the expansive bonus room is perfect for movie nights, game days, or just curling up with a







a queen bed and desk, making them ideal for growing kids. And at the end of the day, retreat to your primary suiteâ€"a true sanctuaryâ€"with a large walk-in closet and a spa-like 5-piece ensuite, complete with dual sinks, a jetted tub, a separate shower, and plenty of space to unwind. This home is also filled with thoughtful upgrades: 9-ft ceilings on the main floor and basement, real hardwood flooring, oversized double garageâ€"easily fits two vehicles, freshly painted interior, tankless water heater for endless hot showers, air conditioning for year-round comfort, ample storage to keep everything organized. However, what truly makes this home special is the community. New Brighton offers amazing neighbours, top-rated schools, and access to the Residents Association, where you'II find tennis, pickleball, an outdoor rink, and more. This home isn't just a place to liveâ€"it's where life happens. Don't miss your chance to make it yours. Book your showing today!

good book. The secondary bedrooms easily fit

#### Built in 2008

#### **Essential Information**

MLS® # A2207838 Price \$729,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,046

Acres 0.11

Year Built 2008

Type Residential

Sub-Type Detached

Active

Style 2 Storey

Status

### **Community Information**

Address 71 Brightonstone Common Se

Subdivision New Brighton

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 0K3

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s),

Washer

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Pie Shaped Lot Roof Asphalt Shingle

Construction Stone, Wood Frame, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 9

Zoning R-G

HOA Fees 362

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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