

# \$738,900 - 198 Brightonstone Landing Se, Calgary

MLS® #A2209526

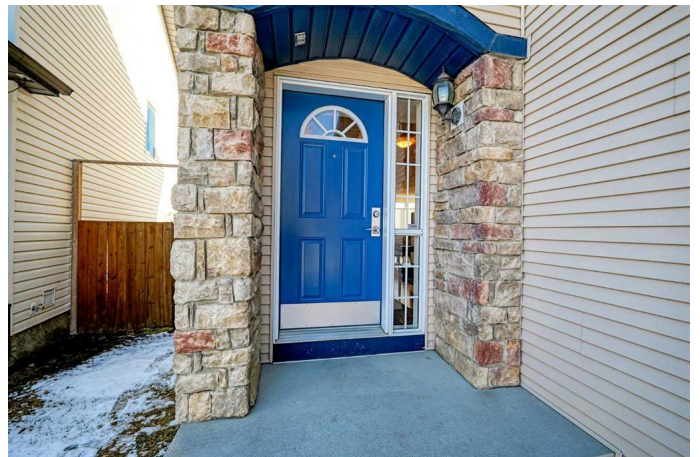
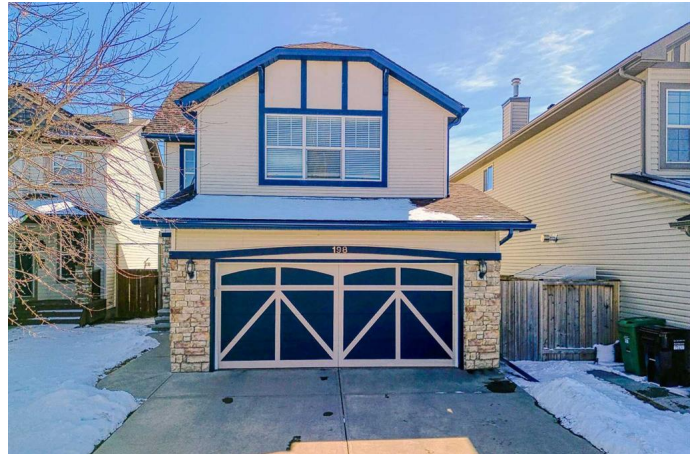
**\$738,900**

4 Bedroom, 4.00 Bathroom, 1,953 sqft

Residential on 0.10 Acres

New Brighton, Calgary, Alberta

Hello there, future homeowner. It's meâ€™your dream home! Since Morrison Homes nailed it, Iâ€™ve been a happy home for my original owners, and now, Iâ€™m ready to welcome you. Allow me to explain why weâ€™re meant to be together! I rest peacefully on a quiet street, away from busy roads. My southeast back yard overlooks a gorgeous green belt with walking paths that lead to New Brighton Pond, the playground, or any of three nearby schools. No taking the bus for my kids! Step inside my 2712 square feet of developed living space and youâ€™ll instantly realize the attention lavished on me. My solid hardwood floors on the main level tell stories of bustling mornings and cozy evenings, while my brand-new plush carpet upstairs is ready for padding around in bare feet. My kitchen sparkles with brand new quartz countertops, a spacious modernized island, corner pantry, and stainless-steel appliances, perfect for lively gatherings or quiet cups of coffee. My freshly painted interior is bright and airy with huge windows that allow the sun to bathe every corner in natural light and provide stunning views of the green space beyond. Upstairs, I offer a large primary suite with a 4-piece ensuite and walk-in closet, plus two more generous bedrooms and a bright, comfortable bonus roomâ€™a favorite spot for movie nights or lazy Sundays. Downstairs, Iâ€™ve prepared an enormous bedroom, full bath, and a spacious family room, ideal for teens, grandma or company. My enviable



upgrades include roofing shingles, partial siding, gutters and soffits, hot water tank, and furnace. I offer main floor laundry, central air conditioning, vacuflo, a small workshop, double attached garage and space for a dog run. I'm ready when you are! I've watched dreams take shape here and I'd love to be that special place where yours continue. Book your viewing appointment today before someone else runs away with my keys!

Built in 2005

**Essential Information**

MLS® #	A2209526
Price	\$738,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,953
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	198 Brightonstone Landing Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4W2

**Amenities**

Amenities	Park, Playground
Parking Spaces	4

Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
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# of Garages	2
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## Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Electric Range, Freezer, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Living Room, Mantle, Tile
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Has Basement	Yes
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Basement	Finished, Full
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## Exterior

Exterior Features	BBQ gas line, Dog Run, Rain Gutters, Barbecue
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Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views
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Roof	Asphalt Shingle
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Construction	Concrete, Stone, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	April 8th, 2025
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Days on Market	11
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Zoning	R-G
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HOA Fees	362
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HOA Fees Freq.	ANN
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## Listing Details

Listing Office	Royal LePage Benchmark
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