

## 35 Brightonwoods Crescent SE Calgary, Alberta

**MLS # A2216369**



# \$779,000

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,152 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Hot Tub and Solar Panels

Welcome to your dream home with a new solar panel system! This stunning executive residence features four spacious bedrooms, three and a half beautifully appointed bathrooms, and an executive kitchen that will delight any chef. Imagine cooking on a professional-grade gas stove, with a full-size Frigidaire Professional refrigerator and freezer side-by-side, all centered around a generous island topped with elegant stone countertops. Vaulted ceilings soar above the main living areas, where a breathtaking stone fireplace creates a warm, inviting atmosphere. The open floor plan flows seamlessly from the kitchen into the dining room, perfect for entertaining friends and family. Upstairs, you'll discover three large bedrooms plus a versatile bonus room. The primary suite offers a spa-like ensuite bathroom and a huge walk-in closet—your personal retreat. Downstairs, the fully developed basement expands your living space even further. A private office with sliding glass doors, a cozy TV room, a fourth bedroom, and a four-piece bathroom ensure there's room for everyone. Outside, the home received some impressive exterior upgrades in 2024. The driveway was widened for convenience and additional parking. The backyard has a brand new Barkman Quarry Stone Grand fireplace—complete with dual wood storage boxes helps create a comfortable conversation area and anchors the outdoor living area. A 12-by-20-foot fully wired gazebo complete with composite decking for maintenance free living is also equipped with its own 220-volt supply, invites year-round enjoyment. The yard also offer a lovely hot tub and 12 by 8 foot shed for all your storage needs. Finally, this home is as smart as it is beautiful, thanks to a full 17.22 kW solar panel system that keeps your energy costs low and your carbon footprint small. Don't miss the chance to call this

exceptional property home&mdash;schedule your private showing today!