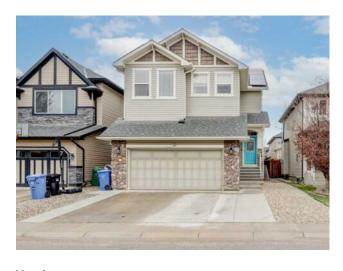




35 Brightonwoods Crescent SE Calgary, Alberta

MLS # A2216369



\$779,000

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

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

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' Il 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' this the chance to call this

| exceptional property home—schedule your private showing today! | | | | |
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