

\$799,900 - 174 Brightonstone Landing Se, Calgary

MLS® #A2224936

\$799,900

4 Bedroom, 4.00 Bathroom, 2,083 sqft

Residential on 0.09 Acres

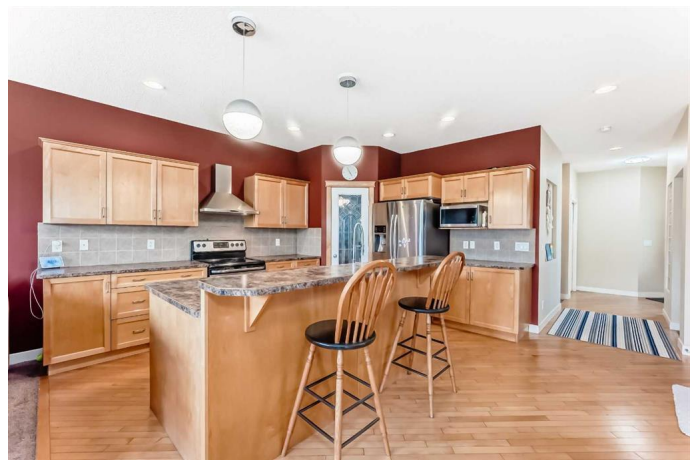
New Brighton, Calgary, Alberta

**** OPEN HOUSE: Sat June 7th 12:00-2:00pm**

**** 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	\$799,900
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 Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Ceiling Fan(s), Central Vacuum

Appliances Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Tankless Water Heater

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 Yard, Private Entrance

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 8

Zoning R-G

HOA Fees 345

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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