



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

65 Brightondale Green SE  
Calgary, Alberta

MLS # A2246204



\$669,900

|             |                                                                    |            |     |
|-------------|--------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                            | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Linoleum                           | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                    | Condo Fee: | -   |
| Basement:   | Finished, Full                                                     | LLD:       | -   |
| Exterior:   | Wood Frame                                                         | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                    | Utilities: | -   |
| Features:   | Built-in Features, Kitchen Island, Open Floorplan, Pantry, Storage |            |     |
| Inclusions: | N/A                                                                |            |     |

Welcome to this charming and well-maintained family home in the heart of New Brighton! Built by Beattie Homes, this spacious two-storey offers an ideal blend of comfort, functionality, and thoughtful upgrades throughout. Inside, you’ll find 3 bedrooms, 2.5 bathrooms, and a large bonus room with vaulted ceilings—perfect for relaxing or entertaining. The open-concept main floor features a functional kitchen with ceramic tile flooring, an eat-up island, corner pantry, and stainless steel appliances. The adjoining dining area and inviting great room are finished with bamboo hardwood floors, custom built-in shelving, and a cozy gas fireplace. A convenient main floor laundry room, plus a 2-piece powder room, complete the main level. Upstairs, enjoy the bright and airy bonus room with vaulted ceiling, a spacious primary bedroom with walk-in closet and a 4-piece ensuite featuring a jetted tub and separate shower, along with two additional bedrooms and another full bathroom. The fully finished basement adds valuable living space, featuring a large recreation/media room, a fourth bedroom, and plenty of room for guests, hobbies, storage, or a home office. Steps from schools, parks, green spaces, and the New Brighton Community Centre. This move-in-ready home is perfect for families seeking space, comfort, and community. Book your private showing today!