

# \$749,900 - 82 Brightonwoods Green Se, Calgary

MLS® #A2213680

**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,164 sqft

Residential on 0.11 Acres

New Brighton, Calgary, Alberta

Welcome to this beautifully appointed, fully developed home offering over 3,000 sq. ft. of refined living space, ideally situated on a massive pie-shaped lot just steps from lush green space and the picturesque pond. Perfectly nestled between an elementary and middle school, this property is a dream for growing families seeking comfort, space, and convenience. Step inside to discover a thoughtfully designed main floor featuring 9-ft ceilings, rich hardwood floors and a private front den ideal for working from home. The cozy living room centers around a striking stone gas fireplace, perfect for relaxing evenings. A formal dining room with soaring ceilings and wall-to-wall windows bathes the space in natural light, creating a stunning setting for entertaining. The chef's kitchen is as functional as it is stylish, boasting granite countertops, stainless steel appliances, a corner pantry, extended-height cabinetry and a large central island complete with a built-in wine rack. A main floor laundry room with newer washer and dryer adds everyday ease. Upstairs, you'll find newer carpeting with upgraded underlay, four spacious bedrooms, and a luxurious primary retreat featuring a second gas fireplace, a 5-piece ensuite with dual sinks, a walk-in closet, and spa-inspired finishes. An additional 4-piece bathroom completes this level. The fully finished basement offers versatile living with a large recreation room, full bathroom, bonus den, and room to add a future 5th bedroom—ideal



for guests or extended family. Step into your private backyard oasis with a pergola-covered deck, children’s playset, and low-maintenance landscaping bordered by mature privacy trees—an ideal spot for outdoor enjoyment. This home is loaded with upgrades, including air conditioning, a brand new furnace, brand new premium tankless water heater and water softener, built-in speakers as well as a Nest thermostat and doorbell camera. The roof was also updated in 2020. With unmatched location, generous space and premium features throughout, this is a rare opportunity to own a truly exceptional home in one of Calgary’s most family-friendly communities.

Built in 2009

**Essential Information**

MLS® #	A2213680
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,164
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	82 Brightonwoods Green Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Z 0V8

### **Amenities**

Amenities Park, Clubhouse, Picnic Area, Party Room, Recreation Facilities  
Parking Spaces 4  
Parking Double Garage Attached, Driveway, Front Drive  
# of Garages 2

### **Interior**

Interior Features Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Ceiling Fan(s), French Door, Granite Counters, Pantry, Tankless Hot Water, Wired for Sound  
Appliances Dishwasher, Garage Control(s), Refrigerator, Washer, Window Coverings, Central Air Conditioner, Dryer, Electric Range, Microwave Hood Fan, Tankless Water Heater, Water Softener  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Masonry, Master Bedroom, Stone  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Other, BBQ gas line, Storage  
Lot Description Back Yard, Landscaped, Front Yard  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 24th, 2025  
Days on Market 124  
Zoning R-G  
HOA Fees 362  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Charles

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