

# \$774,900 - 174 Brightonstone Landing Se, Calgary

MLS® #A2224936

**\$774,900**

4 Bedroom, 4.00 Bathroom, 2,083 sqft

Residential on 0.09 Acres

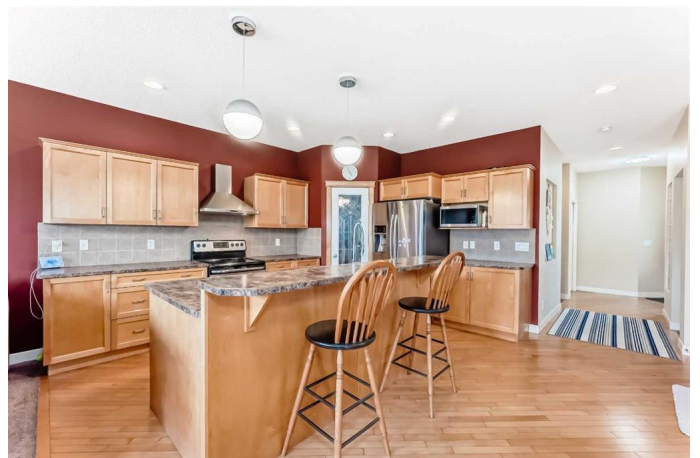
New Brighton, Calgary, Alberta

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          | \$774,900   |
| 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 | Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Central Vacuum |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings                                             |
| 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 Entrance, Private Yard          |
| 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 | 91             |
| Zoning         | R-G            |
| HOA Fees       | 345            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.