

# \$649,900 - 107 Brightonstone Gardens Se, Calgary

MLS® #A2219479

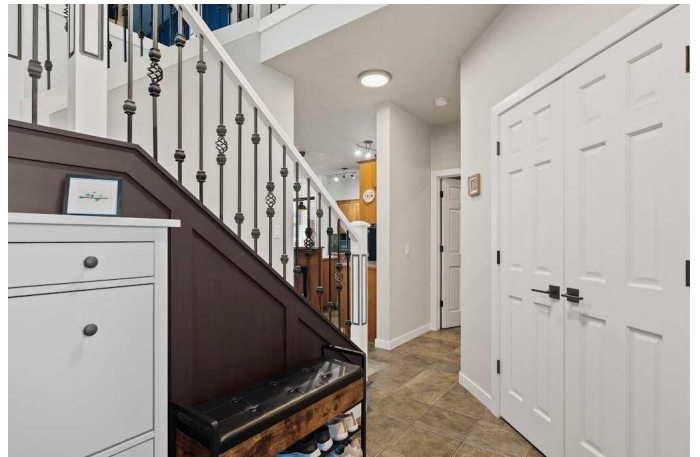
**\$649,900**

3 Bedroom, 3.00 Bathroom, 2,085 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

\*Back on market due to financing\* Welcome to a beautifully maintained family home that blends contemporary comfort with timeless, understated elegance. Perfectly positioned on a quiet, family-friendly street, this home sits directly across from a spacious park with a tot lot and is just a short walk to two excellent schools. As you step inside, natural light pours through oversized windows, illuminating a warm, welcoming layout. The main floor has been thoughtfully designed to balance open-concept flow with clearly defined spaces. The kitchen is the heart of the home, offering generous cabinetry, ample counter space ideal for prep, a walk-in pantry, and stainless steel appliances—including a brand-new fridge (2024) and dishwasher (2020). A central island with a built-in coffee bar adds both function and charm, making it the perfect space for everyday routines and casual gatherings. Just off the kitchen, the breakfast nook overlooks the backyard, while the adjacent living room offers a cozy yet elevated feel with vaulted ceilings, exposed wood beams, and a gas fireplace wrapped in full-height cultured stone. A flexible room can be used as a formal dining area, or home office —designed to suit your lifestyle. The main level also features a stylish 2-piece bath and a functional laundry room, all finished in a soft, neutral palette that creates a calm and cohesive feel. Upstairs, a spacious family room offers the flexibility to serve as a media lounge, playroom, or conversion into a fourth bedroom. Down the hall, two additional



bedrooms are complemented by a 4-piece family bath, while the primary suite provides a true retreat. With a large walk-in closet and a well-appointed ensuite—featuring a soaker tub, separate shower, and modern finishes—it’s a space designed for quiet relaxation. Step outside to your private backyard oasis, thoughtfully landscaped with an interlocking wood patio (2016), gas BBQ hookup, mature perennials, and a well-maintained fence. It’s the perfect backdrop for quiet evenings or hosting family and friends. The double garage is fully finished and includes upper storage and a built-in work area—ideal for hobbies or additional organization.

Built in 2006

### Essential Information

MLS® #	A2219479
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,085
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	107 Brightonstone Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Z0C6

### Amenities

Amenities Recreation Facilities  
Parking Spaces 2  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub  
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range, See Remarks  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Stone, Mantle  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Private Yard, Private Entrance  
Lot Description Back Yard, Landscaped, Interior Lot, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 8th, 2025  
Days on Market 35  
Zoning R-G  
HOA Fees 362  
HOA Fees Freq. ANN

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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