

213 BRIGHTONWOODS GD SE



Class: Detached
Type: Detached
Style: 2 Storey
Year Built: 2009
LINC #: [0033546434](#)
Legal Plan: 0814725 **Blk:** 41 **Lot:** 66
Area: Calgary
Zone: Zone SE
Community: New Brighton 350
Postal Code: T2Z 0T2
Condo Type: Not a Condo
Possession: 60/Negotiable

Land Use: R-1N **New Hm:**
Title to Land: Fee Simple **Tax Amt/Yr:** \$3,061/2018
Conform Rpt: **Local Imp Amt:** 0
Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way **HOA:** Yes/\$329/Annually
Condo Fee:

Elegant & upgraded 2 storey home, close to green space, schools & shops! Tiled, open to above entry leads to beautiful cherry hardwood flooring. French Doors lead into a spacious den. The living room has a cozy gas fireplace. The kitchen features granite countertops, extended height cabinetry & high-quality stainless-steel appliances & is open plan with the large dining nook. The main floor completes with a half bath & a very generous mud room that offers access to the double attached garage. Upstairs, you'll find a huge bonus room with a vaulted ceiling & a built in media unit. The master bedroom features a 4 pc en-suite whilst bedrooms 2 & 3, both good sizes, share the 4 pc family bathroom. You'll also find an excellent laundry room. In-ceiling speakers on the main & upper levels! The basement has a good layout for your future development. Outside, the rear yard is fully fenced & landscaped, with a low maintenance composite deck. Terrific value – Click on the Multimedia Button to VIEW THE 3D TOUR NOW!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/3 Rms Abv: 9 F/H Baths: 2/1							
Den	3.2X2.8	10'6"X9'1"	M								
Room Type	Dim/M	Dim/Ft	Level								
Living Rm	4.6X4.2	14'11"X13'11"	M								
Kitchen	3.3X3.1	10'11"X10'3"	M								
Bkfst Nook	3.2X2.8	10'7"X9'4"	M								
Laundry	2.5X1.6	8'4"X5'4"	U								
Bonus	5.5X4.7	18'0"X15'6"	U								
Mstr Bed	4.1X4.0	13'6"X13'0"	U								
Bedroom	3.6X2.7	11'9"X8'11"	U								
Bedroom	3.5X2.9	11'5"X9'6"	U								
				Baths:	2P	3P	4P	5P	6P		
				EnSt Bth:	1	0	1	0	0		
				Level	Mtr2:	Sq Ft					
				Main:	82.03	883					
				Upper:	107.21	1,154					
				Above Grade:							
				Lower:							
				Below Grade:							
				Total A.G.	189.24	2,037					

Property Information

Basement: Full-Unfinished
Suite: Suite - None
Construction: Wood Frame
Foundation: Concrete
Exterior: Stone, Vinyl
Roof Type: Asphalt Shingles
Front Exp: Southwest
Parking: 4/Double Garage Attached, Insulated
Features: Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Porch, Programmable Thermostat, Vacuum System-Roughed-In, Vaulted Ceiling, Windows - Vinyl
Site Influences: Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Goods Included: Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Humidifier-Power (Fumace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings-All
Goods Excluded: Contact listing agent for full list of included and excluded items.
HOA: Yes/\$329/Annually
HOA Fee Incl: Amenities Associated With HOA/Condo

Heating: Forced Air-1
Fin FP/Rgh-In: 1
Lot Shape: Irregular
Lot Sq M: 362.00 m2
Frntg X Depth: 11.12x33.99
Flooring: Carpet, Ceramic Tile, Hardwood

Fuel: Natural Gas
Fuel: Gas Only

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
Ownership: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).