

213 BRIGHTONWOODS GD SE



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

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

Property Information

Basement:	Full-Unfinished	Heating:	Forced Air-1	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:	1	Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Irregular		
Foundation:	Concrete	Lot Sq M:	362.00 m2		
Exterior:	Stone, Vinyl	Frntg X Depth:	11.12x33.99		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Hardwood		
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 (Furnace), 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				

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).