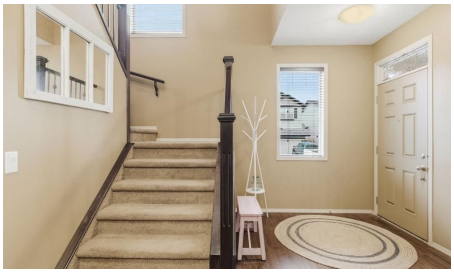
117 Brightonwoods Crescent SE

Calgary | Active | MLS® A2344310

$715,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2009**	**2,104.36 sq. ft.**

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Listed by Gravity Realty Group

A closer look

Special home buyers incentive valued at $5,000 Welcome to this impressive corner-lot home, where elevated finishes, generous living spaces and beautifully landscaped grounds come together in a setting close to the community’s ponds, parks, schools and pathways. The main floor makes an immediate impression with soaring vaulted ceilings, decorative wood beams and rich hardwood flooring. The living room features a striking gas fireplace framed by a floor-to-ceiling stone surround and substantial wood mantle, creating a dramatic focal point for the space. The kitchen is finished with granite countertops, a large centre island, ample cabinetry and a walk-through pantry, while a stunning stone surround framing the stove adds another distinctive architectural detail. The staircase leading to the upper level is finished with beautiful wrought-iron spindle railings, where you will find the primary bedroom offering a generous retreat with a five-piece ensuite and walk-in closet. Two additional bedrooms share a four-piece bathroom, while the bonus room provides a separate space for movie nights, a playroom or home office. The fully finished basement adds another level of living space, with a generous recreation room, fourth bedroom and four-piece bathroom. Outside, the corner lot is framed by mature, well-kept landscaping and offers plenty of room to enjoy the warmer months. The backyard features a beautiful poured-concrete patio just off the deck, which wraps around the side of the home, creating an inviting extension of the living space and plenty of room for outdoor entertaining. The roof was replaced in 2021, adding valuable peace of mind for the next owners. The combination of the spacious yard, established landscaping and prominent corner position gives the home a strong presence from the street. New Brighton offers an extensive range of amenities within the community, including scenic ponds, parks, green spaces, pathways, outdoor ice rinks, a splash park, beach volleyball, tennis and pickleball courts. Two elementary schools and a junior high are also located within the community. Just minutes from 130th Avenue, residents have easy access to extensive shopping, restaurants, services and everyday conveniences. A refined home with room for the whole family, set in one of southeast Calgary’s established communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344310
Bedrooms	4
Bathrooms	4
Year Built	2009
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,104.36 sq. ft.
Main Level Finished Area:	999.74 sq. ft.
Upper Level Finished Area:	1,104.62 sq. ft.
Below Grade Finished Area:	928.58 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,606 sq. ft.
Lot Frontage:	24'4½"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2009 (Age: 17)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	0
Plan:	0814725
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Concrete, Stone, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$370.94
City Quadrant:	Southeast
Community:	New Brighton
Amenities:	Clubhouse, Park, Parking, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Appliances:	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 13'10" × 13'3" ·
Main Floor	Foyer · 10'3" × 7'5" ·
Main Floor	Kitchen · 18'10" × 11'9" ·

Main Floor	Living Room · 14'11" × 12' ·
Main Floor	Mud Room · 8'6" × 8'3" ·
2nd Floor	Bedroom · 11'6" × 9'5" ·
2nd Floor	Bedroom · 11'11" × 10'1" ·
2nd Floor	Family Room · 14' × 12'10" ·
2nd Floor	Bedroom - Primary · 15'9" × 11'9" ·
2nd Floor	Walk-In Closet · 9'9" × 7'1" ·
Basement	Flex Space · 11'9" × 11'6" ·
Basement	Bedroom · 13'11" × 11'8" ·
Basement	Game Room · 23'10" × 13'6" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Beamed Ceilings, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/117-brightonwoods-crescent-se-calgary-a2344310/

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