169 Brightonwoods Gardens SE

Calgary | Active | MLS® A2335275

$719,500









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2009**	**1,929 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to 169 Brightonwoods Gardens, a stunning two-storey walkout home backing directly onto scenic greenspace in the heart of New Brighton. With 4 bedrooms, 3.5 bathrooms, an expansive pie-shaped lot, and exceptional upgrades throughout, this is a home designed for both family living and entertaining.

The main floor is bright, open, and thoughtfully laid out. At the heart of the home is a beautiful chef's kitchen featuring high-end appliances, including an oversized gas range, making it ideal for preparing everything from everyday family meals to large gatherings. The adjacent living room opens onto a spacious patio overlooking the backyard, with unobstructed views of the park and greenspace beyond. A well-proportioned dining area, convenient 2-piece bathroom, and main-floor laundry room complete this level.

Upstairs, the impressive bonus room is a true highlight, featuring soaring vaulted ceilings, large windows, plenty of space for a large office or home theatre. The spacious primary retreat overlooks the park and offers a large walk-in closet and luxurious ensuite complete with heated pebble flooring and a custom walk-in shower. Two additional bedrooms and a full bathroom provide plenty of space for the entire family.

The fully finished basement adds even more versatility, featuring a large recreation room, spacious fourth bedroom, and beautiful full bathroom. With its bright, open design and direct walkout to the lower patio, this level provides exceptional additional living space and endless possibilities for a growing family, guests, or those who love to entertain.

Outside, the nearly 6,000 sq. ft. pie-shaped lot is one of the standout features of this property. The backyard has been thoughtfully landscaped with built-in garden beds, low-maintenance artificial turf, and a stamped concrete patio. Just beyond the back gate, enjoy immediate access to walking paths, baseball diamonds, and soccer fields, while strategically placed trees provide privacy and a beautiful natural backdrop.

The home has been upgraded throughout, including a brand-new impact-resistant roof, central air conditioning, upgraded appliances, high-end flooring, and built-in speakers in the bonus room, along with many additional improvements.

Perfectly located within walking distance of St. Marguerite's and Dr. Martha Cohen Schools, this exceptional home combines an enviable location with an incredible lot, thoughtful layout, and impressive finishings.

Rarely does a home offering this much come to market! A truly remarkable New Brighton home that needs to be seen to be fully appreciated.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335275

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:	1,929 sq. ft.
Acreage:	No
Lot Area:	5,984 sq. ft.
Lot Frontage:	23'1¼"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	7
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:	1
Plan:	0814725

Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southeast
Community:	New Brighton
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	ceiling fan (s)
Restrictions:	None Known
Main Floor	Living Room · 25' × 17'1" ·
Main Floor	Kitchen · 19'3" × 11'7" ·
Main Floor	Dining Room · 11'7" × 6' ·

Main Floor	Entrance · 10'11" × 7'1" ·
Main Floor	Laundry · 5'8" × 5'3" ·
2nd Floor	Bonus Room · 20'1" × 15'6" ·
2nd Floor	Bedroom - Primary · 13'3" × 12'11" ·
2nd Floor	Bedroom · 11'3" × 11' ·
2nd Floor	Bedroom · 9'11" × 9'9" ·
2nd Floor	Walk-In Closet · 6'3" × 4'5" ·
Basement	Bedroom · 10'8" × 10'5" ·
Basement	Game Room · 18'6" × 12'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Playground, Pond, Schools Nearby, Shopping Nearby
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Garden, Private Entrance
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Aug 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/169-brightonwoods-gardens-se-calgary-a2335275/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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