

# \$769,999 - 82 Brightonwoods Green Se, Calgary

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MLS® #A2213680

**\$769,999**

4 Bedroom, 4.00 Bathroom, 2,164 sqft

Residential on 0.11 Acres

New Brighton, Calgary, Alberta

Welcome to this beautifully appointed, fully developed home offering over 3,000 sq. ft. of refined living space, ideally situated on a massive pie-shaped lot just steps from lush green space and the picturesque pond. Perfectly nestled between an elementary and middle school, this property is a dream for growing families seeking comfort, space, and convenience. Step inside to discover a thoughtfully designed main floor featuring 9-ft ceilings, rich hardwood floors and a private front den ideal for working from home. The cozy living room centers around a striking stone gas fireplace, perfect for relaxing evenings. A formal dining room with soaring ceilings and wall-to-wall windows bathes the space in natural light, creating a stunning setting for entertaining. The chef's kitchen is as functional as it is stylish, boasting granite countertops, stainless steel appliances, a corner pantry, extended-height cabinetry and a large central island complete with a built-in wine rack. A main floor laundry room with newer washer and dryer adds everyday ease. Upstairs, you'll find newer carpeting with upgraded underlay, four spacious bedrooms, and a luxurious primary retreat featuring a second gas fireplace, a 5-piece ensuite with dual sinks, a walk-in closet, and spa-inspired finishes. An additional 4-piece bathroom completes this level. The fully finished basement offers versatile living with a large recreation room, full bathroom, bonus den, and room to add a future 5th bedroom—ideal



for guests or extended family. Step into your private backyard oasis with a pergola-covered deck, children’s playset, and low-maintenance landscaping bordered by mature privacy trees—an ideal spot for outdoor enjoyment. This home is loaded with upgrades, including air conditioning, a brand new furnace, brand new premium tankless water heater and water softener, built-in speakers as well as a Nest thermostat and doorbell camera. The roof was also updated in 2020. With unmatched location, generous space and premium features throughout, this is a rare opportunity to own a truly exceptional home in one of Calgary’s most family-friendly communities.

Built in 2009

**Essential Information**

MLS® #	A2213680
Price	\$769,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,164
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	82 Brightonwoods Green Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Z 0V8

**Amenities**

Amenities Clubhouse, Park, Party Room  
Parking Spaces 4  
Parking Double Garage Attached, Drive  
# of Garages 2

**Interior**

Interior Features Ceiling Fan(s), Double Vanit  
Island, Open Floorplan, P  
Storage, Tankless Hot Wa  
French Door  
Appliances Central Air Conditioner, Dis  
Control(s), Microwave Hood  
Washer, Water Softener, Win  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Stone, Ma  
Has Basement Yes  
Basement Finished, Full

**Exterior**

Exterior Features BBQ gas line, Other, Storage  
Lot Description Back Yard, Front Yard, Landscaped  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

**Additional Information**

Date Listed April 24th, 2025  
Days on Market 33  
Zoning R-G  
HOA Fees 362  
HOA Fees Freq. ANN

**Listing Details**

Listing Office Charles



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