

# \$739,900 - 82 Brightonwoods Green Se, Calgary

MLS® #A2256642

**\$739,900**

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® #	A2256642
Price	\$739,900
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 Van  
Ceilings, Kitchen Island, Open  
Soaking Tub, Storage, Tankless  
Sound

Appliances Central Air Conditioner, Dish  
Control(s), Microwave Hood  
Washer, Water Softener, Wine

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Masonry,

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 September 12th, 2025

Days on Market 53

Zoning R-G

HOA Fees 362

HOA Fees Freq. ANN

### Listing Details

Listing Office Charles



Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.