



GRASSROOTS
REALTY GROUP

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116 Brightoncrest Manor SE
Calgary, Alberta

MLS # A2222985



\$709,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,108 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: NA

Welcome to this pristine home in the heart of New Brighton, proudly offered for the first time by the original owners. From the moment you walk in, you will notice the thoughtful layout and the pride of ownership throughout. The main floor offers a flexible front office or bedroom, a convenient half bath, a cozy living area with a gas fireplace, and a spacious dining room that connects seamlessly to the kitchen. The kitchen features a walk-in pantry, ample cabinetry, and plenty of space for both cooking and entertaining. Upstairs, you will find three generously sized bedrooms, including a comfortable primary retreat with a 5-piece ensuite, plus another full bathroom to meet your family's needs. A bright bonus room completes the upper level, perfect for a playroom, TV area, or home office. The home comes with central air conditioning, a newer hot water tank, and a Data-4 integrated system for added convenience. The unfinished basement gives you the freedom to design the space to fit your needs. Located just steps from walking paths and green spaces, this home offers a great mix of comfort and lifestyle in one of Calgary's most popular southeast communities.