



GRASSROOTS
REALTY GROUP

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148 Brightoncrest Manor SE
Calgary, Alberta

MLS # A2231886



\$709,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,102 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Wired for Sound		

Inclusions: Storage Shed

Pride of Ownership, Original Owners, Excellent Location. Discover your dream family home, a meticulously maintained and exceptionally clean Cedarglen build boasting over 2800 sq ft of living space. This residence offers a wonderful floor plan with generously sized rooms throughout. Enjoy charming curb appeal and a warm welcome into the bright, open-to-above vestibule, providing ample space and storage. The main floor features impressive ceiling height, stunning hardwood floors, and a custom kitchen perfect for preparing breakfast with a large island, pantry, and beautiful granite countertops. The open-concept design seamlessly connects the kitchen to a bright breakfast nook and a cozy family room with a gas fireplace and custom mantle. An elegant dining room (or potential den), a laundry room, and a powder room complete this level. Ascend upstairs, noting the beautiful handrail and spindles, to find three generous bedrooms, including a large primary suite with a walk-in closet and ensuite bathroom. Two additional good-sized bedrooms and a massive bonus room, filled with natural light, offer an ideal space for family relaxation or play. The fully finished basement provides a comfortable and inviting atmosphere with upgraded carpeting. It offers an excellent recreation room or media center, a fourth bedroom, a full bathroom, and ample storage. Finally, benefit from a double garage with abundant built-in storage. Don't miss the opportunity to tour this lovely home.