



GRASSROOTS
REALTY GROUP

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1208 Brightoncrest Green SE
Calgary, Alberta

MLS # A2242729



\$700,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,874 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	NONE		

*** OPEN HOUSE SATURDAY JULY 26 1PM TO 3PM*** Nestled on a quiet, family-friendly street in the heart of New Brighton, this fully finished 3-bedroom, 4-bathroom home blends space, style, and smart upgrades in all the right ways. Inside, 9' ceilings and sleek slate-grey tile set the tone for the open-concept main floor—modern, warm, and ready for everyday living. The kitchen is built for both function and flair: stainless steel appliances, granite countertops, a gas stove, walk-through pantry, and an oversized island perfect for casual meals or entertaining. Bonus touches like a garburator, stylish lighting, and over-the-range microwave make life easy. The living room offers a cozy retreat with a fireplace and sun-filled windows, while upstairs, the bright bonus room is ideal for movie nights, a play space, or your home office. Laundry is conveniently located on the upper level (washer & dryer included!). The primary retreat is your personal escape, featuring large windows, a walk-in closet, dual vanities, separate shower, and a deep corner soaker tub—your own daily spa experience. Outside, the pie-shaped lot offers more room to roam. A two-level deck and gas BBQ hookup make the backyard perfect for summer hangouts and weekend BBQs. Downstairs, the finished basement offers sleek laminate flooring, a full 3-piece bathroom, and plenty of storage—great for guests, hobbies, or extra living space. Extras? Central A/C (2019) and full access to New Brighton's HOA perks: splash park, skating rink, community events, and more. Thoughtfully upgraded. Perfectly located. Effortlessly livable. Welcome home.