



GRASSROOTS
REALTY GROUP

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1064 Brightoncrest Green SE
Calgary, Alberta

MLS # A2244395



\$750,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,090 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning home in the heart of New Brighton, nestled on a quiet, traffic-free street and mere steps from a play park, this extraordinary home offers approx. 3,000 SqFt of meticulously crafted living space, ensuring every inch serves as a sanctuary of luxury and comfort. Upon arrival you're greeted by an inviting facade and an airy entrance boasting 9-foot ceilings and a tiled foyer that seamlessly transitions into stunning wide-plank laminate flooring. The open-concept main floor is the epitome of sophistication, with a cozy TV area which would make a great home office space, an expansive living area anchored by a feature fireplace, beautifully adorned with a stone surround. Adjacent to the living room is the dining area, which flows effortlessly through glass doors onto a west-facing composite deck. Perfect for alfresco evenings! The kitchen is a harmonious blend of practicality and style, it features white cabinetry, granite countertops, a mosaic-detailed tiled backsplash, and stainless steel appliances, including an indulgent induction range. The large central island doubles as both a preparation space and a casual dining spot, while a walk-in pantry caters to all your storage needs. Upstairs you will find a large master suite with ensuite bathroom which boasts a double granite-topped vanity, an oversized shower featuring river rock flooring, and a spacious walk-in wardrobe. Two additional bedrooms, generously proportioned and flooded with natural light, share a stylish family bathroom plus a large bonus room. Completing the upper level is a dedicated laundry room featuring built-in cabinetry for seamless organisation. The developed lower level is a haven for both creativity and wellness. A custom-built, soundproof music studio provides the perfect environment for rehearsals or recordings, while a

substantial gym space, with its industrial-inspired painted exposed ceilings, invites you to pursue your fitness goals at home. This home features an array of premium upgrades that blend modernity with sustainability. A Solar PV system provides eco-conscious energy efficiency, and all windows above ground are treated with solar films for daytime privacy and reduced cooling requirements. The home still includes built-in air conditioning for those warmer months. Living in New Brighton means more than owning a stunning home, it's an entrance into a thriving, family-friendly community. The local residents' association offers a wealth of amenities, from tennis courts and a splash parks in the summer to ice skating in cooler months. There are sprawling greenspaces, well-maintained bike paths, and sports facilities are just steps away. Situating within walking distance of McKenzie Towne's conveniences and offers easy access to Stoney and Deerfoot Trail, as well as the South Health Campus, this location combines prestige with practicality.