



GRASSROOTS
REALTY GROUP

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49 Brightoncrest Way SE
Calgary, Alberta

MLS # A2244423



\$549,999

Division:	New Brighton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,634 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, On Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Stand up freezer in the garage

OPEN HOUSE SATURDAY August 2 11AM-1PM Welcome home to this 1634 sq ft 3-bedroom home in the sought after community of New Brighton! This location is amazing, backing onto green space with a great park for the kiddos and steps away from schools, shopping and the New Brighton Athletic Park. As you enter the home, you are greeted into an open foyer with beautiful hardwood floors that lead you into a spacious open floor plan. The kitchen features a gas stove, granite countertops, stainless steel appliances, ample cupboard and counter space, and a walk-in pantry. The large island is the centerpiece of this open floor plan and makes a great spot to entertain guests! The living room has large windows overlooking the park and a cozy gas fireplace for those cold winter nights. The main floor is capped off with a powder room and mud room. Head upstairs where you are have 3 bedrooms, with the spacious primary bedroom complete with walk-in closet and its own 3 piece ensuite. The other 2 bedrooms are a great size for the kids and with a 4 piece bathroom down the hall, its perfect for the family. Walk downstairs into the newly-developed basement, with a large open area to hang out, watch movies or create a great play area for all those toys! There's also a 3 piece bathroom, office space, storage space and laundry area to finish off the lower level. Go outside to the west-facing back yard and enjoy the large deck, perfect for BBQ'ing and hanging out with family and friends. The yard is a great size and backs onto amazing green space. Sit on the deck and watch the kids play with their friends at the park! Don't miss out on this amazing property! Welcome Home!