



GRASSROOTS
REALTY GROUP

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2119 Brightoncrest Common Calgary, Alberta

MLS # A2245387



\$725,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,144 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	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, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: NA

Open House - Sunday Aug 10 at 12-3pm Welcome to this incredible home in the beautiful community of New Brighton! This pristine home is located on a quiet street just steps away from a beautiful 20 acre park and walking paths. Open and bright, the main floor plan offers 9ft ceilings, hardwood flooring, a living room with cozy gas fireplace; chef friendly kitchen with white full height cabinets, granite countertops, large island, gas stove, stainless steel appliances, walk through pantry and a two piece powder room complete this level. Upstairs you'll find a huge rec room area with large west facing window, the primary bedroom has a luxurious 5-piece ensuite including a dual vanity and soaker tub, 2 more good size bedrooms, 4 piece family bath and convenient laundry room. The recently developed (all permits in place) lower level expands your living space with a spacious family room, 4 piece bath, a flex area in which you can convert into a 4th bedroom if needed. Other special features of this beautiful home include Central Air Conditioning for those very warm days, fully fenced backyard with deck, stoned area, gas line to deck, outdoor GoBright Lights, and Roof recently replaced (2022). Close to public transportation, tennis courts, basketball courts, volleyball courts, schools, and a top-tier community center.