



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8 Brightoncrest Way SE
Calgary, Alberta

MLS # A2269366



\$525,000

Division:	New Brighton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,503 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Gazebo, Interior Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Shed, Gazebo

Step inside this bright and spacious 3 bedroom, 2.5 bath semi-detached home with an attached garage, perfectly located near the 12-acre pond, walking paths, community centre, shopping, restaurants, and public transit. Recently renovated from top to bottom, this home features modern vinyl plank flooring, brand new carpet, updated lighting and toilets, fresh paint, and more! The popular open-concept floor plan offers 9' ceilings, a warm designer colour palette, and a stunning custom fireplace that anchors the inviting living area. The kitchen is a chef's delight, complete with rich cabinetry, a corner pantry, centre island, and sleek stainless steel appliances. The adjacent dining area is perfect for entertaining, with patio doors leading to a large deck and private fenced yard. Upstairs, discover three generous bedrooms, including a primary retreat with a walk-in closet and ensuite featuring a shower. The unspoiled basement is ready for your personal touch and includes a large window, rough-in plumbing, and full insulation—an ideal space to expand your living area. Enjoy being close to the South Health Campus with easy access in and out of the community. You'll love the location, the updates, and the lifestyle that comes with living in New Brighton. Call today for your private showing!