



GRASSROOTS
REALTY GROUP

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**2016 Brightoncrest Green SE
Calgary, Alberta**

MLS # A2285868



\$710,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,168 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heater		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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, Open Floorplan, Pantry, Recessed Lighting		
Inclusions:	Cabinets and workbench in garage		

Welcome to a New Brighton home that delivers real usable space, smart updates, and a HEATED garage setup you will not find in most homes in this price range. The main floor is bright and open with large rear windows, a spacious kitchen with island, and comfortable living and dining space that works for both daily life and entertaining. Upstairs features 3 bedrooms plus a bonus room, giving you flexible space for family living, work from home, or a media area. The finished basement adds another bedroom and additional living space, and has been recently refreshed with brand new carpet and fresh paint, making it clean and move-in ready for guests, teens, or a private retreat. Step outside to the huge deck, already roughed-in for a future hot tub and built for summer evenings and entertaining. The heated garage is a true highlight, featuring upgraded lighting and excellent workspace potential for vehicles, hobbies, or projects. Located close to schools, parks, pathways, and amenities, this is a move-in ready home designed for real life and real enjoyment.