



**51 Brightondale Crescent SE
Calgary, Alberta**

MLS # A2288815



\$650,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,860 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wet Bar, Wired for Sound		

Inclusions: Basement Microwave

New Brighton welcomes you to this stunning, fully developed 4-bedroom home that has been meticulously maintained and is being offered by only its second owners — truly MOVE-IN READY! Located in a desirable neighborhood, this property offers the perfect blend of style, functionality, and entertainment, along with ample space for comfortable living. As you enter, you're greeted by a spacious and inviting foyer that flows into the open-concept main floor. The living room is bathed in natural light from large windows, creating a warm and welcoming atmosphere, and features a cozy gas fireplace with maple mantle. The kitchen has been beautifully refreshed with refinished cabinets, updated hardware, new appliances, and updated lighting, creating a bright and modern space for cooking and gathering. A central island with breakfast bar and a corner pantry add both convenience and functionality. New flooring throughout the main floor, along with updated paint and trim, gives the entire level a fresh, contemporary feel. The dining area is perfect for family meals or hosting dinner parties and provides direct access to the backyard oasis. The south-facing yard features a huge composite deck complete with pergola and sunshade, ideal for outdoor dining and entertaining, along with low-maintenance landscaping and patio space. The main level is completed by a convenient 2-piece bathroom, laundry room, and access to the front attached double garage. Upstairs you'll find three well-sized bedrooms, including a spacious primary retreat featuring a walk-in closet with custom shelving and a 4-piece ensuite with soaker tub, separate shower, and skylight. Two additional bedrooms share another full 4-piece bathroom. The bonus room provides excellent additional living space and is perfect for a media room, playroom, or family lounge. The builder-developed basement

was designed to seamlessly match the rest of the home and features a stylish bar area with wine fridge and sit-up bar, a cozy rec room with a second gas fireplace, a fourth bedroom, a 2-piece bathroom, and a large storage room with shelving. Additional upgrades include Central A/C, a newer roof and hot water tank, hardwired speakers in common areas ready for a multisource audio system, and an extended foundation adding an extra two feet of depth, increasing the square footage on both the main floor and basement. Located just steps from the New Brighton Clubhouse and close to schools, parks, shopping, dining, and public transit, this home offers an exceptional lifestyle of comfort, convenience, and entertainment. Don't miss your opportunity to own this beautifully maintained home in one of SE Calgary's most desirable communities. Book your showing today!