



**92 Brightoncrest Point SE
Calgary, Alberta**

MLS # A2290358



\$675,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,156 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, Many Trees, Other, Rectangular Lot,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows		
Inclusions:	Shed, 3 Garden Boxes, Vacu Flo System + attachments, Irrigation System, Water Pump for Water Feature		

Rare opportunity to own a like-new, original-owner home in the highly desirable community of New Brighton. This turn-key, mint-condition property offers 3+1 bedrooms, 2.5 bathrooms, and a smart, open-concept layout that effortlessly balances comfort, style, and everyday functionality. A bright, welcoming foyer leads into the heart of the home—an expansive white kitchen featuring full-height cabinetry, quartz countertops, modern grey subway tile, a large center island, and a fluoride / chlorine filter for all the house (in the basement), and a reverse osmosis filter for drinking water in the kitchen. The adjoining great room showcases a cozy gas fireplace and generous dining space, ideal for both family living and entertaining. A main-floor office or flex room, mudroom, and powder room add everyday convenience. Upstairs, a sun-filled bonus room provides versatile space for relaxing or working from home. The spacious primary suite offers a peaceful retreat with a walk-in closet and spa-inspired ensuite complete with dual vanities and an oversized soaker tub. Two additional bedrooms, a full bathroom, and upper-level laundry complete the floor. The unfinished basement provides ample storage, home gym space, and excellent future development potential. Outside, enjoy a fully fenced, west-facing backyard with stunning landscaping, a tranquil water feature, garden beds, a deck, and a lower patio—perfect for summer evenings and entertaining. Additional highlights include central air conditioning, a water softener, a 1-year-old hot water tank, 3-year-old A/C, irrigation system (front and back), timeless designer finishes, and a large front yard with potential RV parking. Ideally situated on a quiet street, the home is close to parks, pathways, and transit, and within walking distance to St. Marguerite School. Enjoy quick access to recreation at the nearby New Brighton Athletic

Park and convenient shopping and dining along 130th Avenue SE Shopping District. Commuting is effortless with easy access to Stoney Trail. Residents also enjoy exclusive access to the New Brighton Club, offering a splash park, skating rink, sports courts, and year-round community programs. This exceptional home delivers the perfect blend of luxury, quality, and family-friendly living.