



**12 Brightoncrest Manor
Calgary, Alberta**

MLS # A2293574



\$599,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,718 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Covered, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	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:	See Remarks		

Inclusions: NONE

Welcome to this beautiful home located in the highly desirable community of New Brighton. Situated on a quiet street, this well-maintained property offers a perfect blend of comfort, functionality, and family-friendly living. The main floor features a bright and open layout with large windows that fill the home with natural light. The spacious living area flows seamlessly into the dining space and kitchen, creating an ideal setting for everyday living and entertaining. The kitchen offers ample cabinetry, generous counter space, and modern appliances. The main also features powder room and laundry room. Upstairs, you will find a huge bonus room (can be used as fourth Bedroom) along with well-sized bedrooms including a comfortable primary retreat with three piece ensuite and two additional bedrooms along with another three piece bathroom perfect for growing family. The fully finished basement adds incredible value, featuring two additional bedrooms (one room can be used as a rec room) and a four piece bathroom, making it perfect for extended family, guests, or additional living space. Step outside to enjoy the private backyard, ideal for relaxing, gardening, or summer gatherings. With a west-facing front exposure and east-facing backyard, the home enjoys pleasant natural light throughout the day. Located very close to 130 Ave shopping area, parks schools, and major roadways, this home also provides access to the fantastic amenities of the New Brighton Residents Association, including a clubhouse, recreation facilities, tennis courts, and community programs.