



**1173 Brightoncrest Common SE
Calgary, Alberta**

MLS # A2293706



\$748,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,268 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, 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: Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Alarm System

Welcome to this impeccably maintained family home in the premier community of New Brighton. Boasting a spacious layout with 9' ceilings and maple hardwood, this home is designed for a large growing family. The main floor features an office with French doors and a bright living room centered around a beautiful marble gas fireplace. The kitchen is finished with granite counters, rich mocha cabinetry, under-cabinet lighting, a limestone backsplash, and a walk-through pantry. Upstairs, you'll find a versatile, well-sized bonus room and a dedicated laundry room with a folding counter. The huge primary suite features a 5-pc ensuite with a soaker tub and walk-in closet, while the two additional upper bedrooms are all generously sized. The outdoor space features a huge composite deck with glass panels and perennials. This home is perfectly located within walking distance to new schools, transit, and the New Brighton clubhouse offering a splash park, hockey rink, tennis/pickleball courts, and a 12-acre pond. Recent high-value updates include a professionally developed basement (2023), fireplace (2021), washer and dryer (2023), furnace (2022), composite deck (2025), entire home painted (2025), central air conditioning, tankless water heater, nest thermostat, and gemstone lighting. This is the ultimate move-in-ready family home!