



**75 Brightondale Crescent SE
Calgary, Alberta**

MLS # A2145116



\$659,900

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|------------------|---|---------------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,808 sq.ft. | Age: | 2002 (22 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated, | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Fruit Trees/Shrub(s), Front Yard, Interior Lot, Landscaped, Street | | |

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|--------------------|--|-------------------|------|
| Heating: | Central, Exhaust Fan, Forced Air, Natural Gas, See Remarks | Water: | - |
| Floors: | Carpet, Laminate, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-1N |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Jewel of a Deal!!! Convenient New Brighton Location - Steps away from the Clubhouse, ponds, Ice rink, parks, pathways, schools, shopping, soccer, skate park, hospital, transit, and the major south expressways. An excellent air-conditioned URBAN STYLE HOME with many upgraded features & meticulously crafted - Truly a custom-built dream home. Over 2600+ SF of living space offering 3 upper bedrooms, a professionally finished basement with permits, a bonus room, four baths & a super-sized primary bedroom with an ensuite... Check out the floor plan and 3D tour! This OPEN design features an intelligent CHEF's kitchen overlooking the dining area and great room. Upgraded Fit & Finish features include a gas fireplace with stone detail, luxurious vinyl plank flooring, tile floors, light & plumbing fixtures, modern white-painted baseboards, doors, casings, maple railings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (maple shaker style cabinet doors & trims), with a gas cooktop stove with hood fan cover, upgraded stainless steel appliances & a big corner pantry, a tiled backsplash, recessed lighting, a dramatic central island with a raised eating & sink. Upstairs includes a front bonus room with built-in ceiling speakers and two good-sized spare bedrooms. NOTE: The upper Bonus room is conveniently located at the top of the staircase for modern family living and movie nights. Other impressive features include an oversized, fully insulated double attached garage, a finished basement, a big south-facing back yard with low maintenance landscaping, two wood decks, a fully fenced, sunny private backyard setting, rich front curb appeal with wood details, stonework, paneled garage door and covered front entry. You must put this home onto your 'Must See List! Check out the New Brighton's community features. Website

notes: "Operated by the NBRA, the New Brighton Clubhouse is a year-round recreational facility, consisting of a 6500 square foot building. Also on site are 2 tennis courts, a beach volleyball court, basketball courts, a splash park, a playground, and a hockey rink. Members can access these facilities using their issued membership card and sign in to guests. The Bell Tower amenities, pond fountains, and community entrances are a few other community features the NBRA maintains. In addition to maintaining community features, the NBRA employs a full-time recreation team at the New Brighton Clubhouse, responsible for implementing recreational programs and events using various facilities and amenities within the park. To meet all its members' needs, the NBRA offers a variety of fitness, educational, and creative programs for all ages." Call your friendly REALTOR(R) to book a viewing!