



**23 Brightoncrest Common SE
Calgary, Alberta**

MLS # A2145328



\$769,800

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Low Maintenance Landscape, Landscaped, Private, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows		

Inclusions: Hot Tub

Incredible 4-bedroom family home offering 3000+ square feet of total indoor living space. This thoughtful and functional floorplan is perfect for both everyday living and entertaining. The entry and office are private and quiet with the option to close your doors and work efficiently from home. The vaulted ceilings in the east facing dining room create an abundance of natural light. The kitchen you will absolutely love, offers quartz countertops, large pantry, and tons of storage. The living room, a lovely place to gather, is highlighted by a gas fireplace with limestone surround, a mantle and display shelves. Level two features the popular family room, ideal for families to spend time together, and two nicely appointed secondary bedrooms. The primary bedroom and ensuite are enormous, with a soaker tub, double sinks and walk-in shower. The partially finished basement is ideal guests with a large bedroom and bath. The mature backyard offers privacy, and the deck and hot tub are a wonderful place to unwind after a long week! This family home is everything you are looking for in a vibrant community with many recreational activities including skatepark, playgrounds, tennis courts, beach volleyball and a recreation center to gather and be part of a community.