



**1034 Brightoncrest Common SE  
Calgary, Alberta**

**MLS # A2145499**



**\$699,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,810 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Located in the desirable community of New Brighton in SE Calgary, this stunning home at 1034 Brightoncrest Common SE is a must-see! This modern and spacious property features 4 bedrooms, 3.5 bathrooms, and 2548 square feet of total living space. The open-concept layout is perfect for entertaining guests or enjoying family time. The kitchen is equipped with stainless steel appliances, granite countertops, walk-in pantry. Additionally, main floor living room has gas fireplace, 9' ceiling with pot lights, laundry room and 2 pc bath. Upstairs, you'll find a luxurious master bedroom with a walk-in closet and a 3pc ensuite bathroom. The additional two bedrooms with second full bath are well-appointed and provide plenty of space for family members or guests. Outside, the backyard is perfect for summer BBQs or relaxing evenings. The home is conveniently located near parks, schools, shopping, and more. Don't miss out on this fantastic opportunity to own a beautiful property in a great neighborhood!