



**2087 Brightoncrest Common SE  
Calgary, Alberta**

**MLS # A2156470**



**\$769,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,115 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** Refrigerator (Bamsent), Dishwasher (Basement), Electric Stove (Basement), Chimney Hood-Fan (Basement)

Watch the 3D and Video Virtual Tour\*\*\*. Welcome to 2087 Brightoncrest Common SE, a stunning Cedarglen Homes property offering over 3000 sq. ft. of luxurious living space. This home features hardwood flooring on the main level, an open foyer, 9-ft. knockdown ceilings, and abundant natural light. The living room boasts a feature fireplace, and the kitchen is equipped with beautiful Quartz countertops, an under-mount sink, a gas stove, and stainless steel appliances. The flex/dining/office space, adorned with double French glass doors, features stylish cabinets and a corner pantry. The upper level includes a spacious master bedroom with a spa-like ensuite featuring double sinks, a garden tub, a separate shower, and a large window. There are also two additional generously sized bedrooms on this floor. The bonus room on the upper floor is spacious and can be used as a fourth bedroom. The fully renovated basement offers a second FULL KITCHEN, which can be used as a mother-in-law suite or easily converted into a LEGAL Suite (Subject to city approval). It also features vinyl plank flooring, a large open family room, a fourth bedroom, and a four-piece bathroom, perfect for additional entertaining space or rental opportunities. Completing this home is a heated double garage with ample storage and a massive extended back deck with direct access from the kitchen's sliding doors. The large yard is perfect for year-round enjoyment. Situated on a quiet street just steps away from a beautiful 20-acre park and walking paths, this pristine home is located in a fantastic neighbourhood for families. Enjoy a playground just down the street and a community center with a splash park and ice skating rink. This house is located within walking distance of New Brighton Pond. Conveniently close to shopping and main traffic roads, this home is move-in ready. Enjoy

all the amenities and beauty it has to offer! Reach out to your preferred REALTOR today to schedule a private viewing.