



**2087 Brightoncrest Common SE
Calgary, Alberta**

MLS # A2171928



\$774,900

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

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

Inclusions: N/A

*** Watch the Video Virtual Tour***. The fully renovated basement includes a second full kitchen, making it ideal as a mother-in-law suite or easily convertible into a legal suite with an easy access to build a Side Entrance(and pending city approval). A stunning Cedarglen Homes property boasts over 3,000 sq. ft. of luxurious living space. This elegant home features hardwood flooring throughout the main level, an inviting open foyer, 9-ft. knockdown ceilings, and abundant natural light. A feature fireplace highlights the living room, while the modern kitchen is equipped with beautiful Quartz countertops, an under-mount sink, a gas stove, and stainless steel appliances. The versatile flex space—perfect for dining, a home office, or even an additional room—comes with stylish cabinets, a corner pantry, and double French glass doors. Upstairs, the spacious master suite includes a spa-like ensuite with double sinks, a garden tub, a separate shower, and a large window. Two additional generously sized bedrooms are also located on the upper floor. A bonus room offers flexibility as a fourth bedroom or extra living space. A heated double garage provides ample storage, and the massive extended back deck, accessible from the kitchen's sliding doors, opens to a spacious yard ideal for year-round enjoyment. Located on a quiet street steps from a beautiful 20-acre park with walking paths, this immaculate home is in a fantastic family-friendly neighbourhood. Enjoy a nearby playground, a community center with a splash park and ice skating rink, and easy access to New Brighton Pond. Conveniently close to shopping and major roads, this move-in-ready home is waiting for you. The fully developed basement features Vinyl Plank Flooring, a large family room, a fourth bedroom, and a four-piece bathroom— perfect for extra entertaining space or rental potential. All the

furniture is negotiable, Contact your preferred REALTOR today to schedule a private viewing.