



**2224 Brightoncrest Green SE
Calgary, Alberta**

MLS # A2180502



\$799,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,389 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Low Maintenance Landscape, Landscaped, U		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound		

Inclusions: Shed, Suite: Refrigerator, Dishwasher, Hood Fan, Stove, Washer, Dryer

Welcome to this bright and spacious home with a west-facing backyard, located just down the street from the New Brighton Green playground! This property effortlessly combines luxury, comfort, and thoughtful upgrades, including an illegal basement suite to help offset your mortgage. The open-concept floor plan is bathed in natural light, making it perfect for entertaining. The kitchen boasts granite countertops and a sleek chimney-style hood fan, seamlessly blending style and functionality. Upstairs, a large bonus room wired for 7.1 surround sound is ideal for movie nights, while CAT 6 cabling in every major room ensures the home is equipped for tech-savvy living. The spa-like ensuite offers heated floors and a luxurious shower with five showerheads, while the conveniently located laundry room connects directly to the primary walk-in closet. Enjoy whole-home audio with ceiling speakers in the great room, primary bedroom, upstairs hallway, and ensuite, plus additional wiring ready for deck speakers. Convenience is key, with a stand-up freezer in the pantry, a garburator, and a central vacuum system. Step outside to a low-maintenance front yard, beautifully landscaped with river rock, and an exposed aggregate driveway that adds to the curb appeal. The backyard includes underground sprinklers for effortless maintenance. The heated garage is a standout feature, offering 200-amp electrical service, pre-wiring for 220V, and ample space for your EV or workshop—perfect for hobbyists or professionals. Additional upgrades include a brand-new 2024 tankless hot water system for endless hot water, central air conditioning, and year-round comfort. The basement suite's current tenant is happy to stay, making this property an excellent investment opportunity. Book your showing today!