



GRASSROOTS
REALTY GROUP

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39 Brightoncrest Grove SE
Calgary, Alberta

MLS # A2207966



\$549,900

Division:	New Brighton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,491 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home		

Inclusions: N/A

A spacious & affordable semi-attached home in desirable New Brighton. Enjoy this beautifully upgraded home. Large open kitchen with dark cabinets, granite countertops, walk in pantry and stainless steel appliance package including a new stove, dishwasher and hood fan. New vinyl plank floors on the main level. Cozy living room with gas fireplace. Dining area with room for 6. Step out to bbq on the deck and enjoy the west facing backyard. Enjoy two spacious bedrooms up with their own ensuite bathrooms and a convenient flex space for a home office. The spacious basement is ready for your development with a rough in for the bathroom. The furnace and hot water tank were recently upgraded. You even have a water softener! You are close to schools, shopping, the South Calgary Health Centre and transit! New Brighton is an incredible community with a fantastic clubhouse hosting events all throughout the year! Come and be a part of the New Brighton spirit! Just google 'New Brighton Calgary' for community details.