



GRASSROOTS
REALTY GROUP

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2083 Brightoncrest Common SE
Calgary, Alberta

MLS # A2212179



\$759,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,133 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Level | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this beautifully maintained, original-owner home offering over 2,900 sq ft of developed living space in the sought-after community of New Brighton, Calgary. Lovingly cared for and recently refreshed with a new coat of paint, this two-storey gem combines comfort, functionality, and value in one perfect package. The main floor features a bright and open layout with LVP flooring throughout, a spacious living room with large windows, and a dedicated office/den—ideal for working from home. The stylish kitchen is equipped with rich maple cabinetry, quartz countertops, a gas stove, upgraded refrigerator, corner walk-through pantry, and a generous dining area, making it perfect for everyday living and entertaining alike. A convenient half bath and laundry room complete the main level. Upstairs, enjoy the bright and airy bonus room with oversized windows, a spacious primary suite with a walk-in closet and a 4-piece ensuite featuring a soaking tub and separate shower, plus two additional bedrooms that share a full bathroom. Elegant metal spindle railings on stairs and upgraded carpet enhance the upper level’s appeal. The fully developed basement offers even more living space, including a large recreation room, a bedroom, and a full 4-piece bathroom, perfect for guests, teenagers, or additional family living. Additional highlights include central air conditioning, water filtration system, a well-kept backyard with a spacious deck, knockdown ceilings, upgraded appliances, and a double front-attached garage. Situated within walking distance to parks and ponds, this home is nestled in a quiet, family-friendly neighborhood. Don’t miss your opportunity to own this move-in-ready home that offers exceptional value and timeless appeal!

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