



THE
A-TEAM

**RE/MAX
FIRST**

1217 BRIGHTONCREST Common, Calgary T2Z 1A4

MLS®#: **A2120372**

Area: **New Brighton**

Listing Date: **04/05/24**

List Price: **\$739,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **4,628 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,107**
Low Sqft:
Ttl Sqft: **2,107**

DOM

44

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`4" x 7`0"
Kitchen	Main	9`8" x 12`6"
Pantry	Main	4`0" x 3`10"
Laundry	Main	9`8" x 5`11"
Bedroom - Primary	Upper	13`5" x 13`11"
4pc Ensuite bath	Upper	11`2" x 8`7"
Bedroom	Upper	11`2" x 10`0"

Room	Level	Dimensions
Dining Room	Main	13`5" x 9`7"
Living Room	Main	13`1" x 14`7"
Den	Main	10`5" x 8`11"
2pc Bathroom	Main	4`6" x 5`2"
Walk-In Closet	Upper	4`4" x 8`0"
4pc Bathroom	Upper	4`11" x 8`0"
Bedroom	Upper	11`2" x 10`0"

Bonus Room	Upper	18`11" x 14`6"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-1N	
Legal Desc:	1110672		Remarks
Pub Rmks:	Welcome to this 2107 sqft single family house in popular New Brighton. It has lots of upgrades includes 9' main floor, hardwood and tiles flooring, granite countertop in the kitchen and bathrooms, extended full height kitchen cabinets with wine rack, wrought iron spindle railing, stainless steel appliances, washer and dryer, and front attached garage. It has 3 good size bedrooms up, large ensuite with makeup table, separated shower and bath tub, large bonus room, main floor with large living room, corner gas fireplace, open kitchen, bright and spacious eating area with sliding door to deck, and main floor den. It is close to a school, public transit, playground, shopping, and easy access to all major roads. ** 1217 Brightoncrest Common SE **		
Inclusions:	N/A		
Property Listed By:	Century 21 Bravo Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









