



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2112 BRIGHTONCREST Green, Calgary T2Z 5A4**

MLS®#: **A2121940**

Area: **New Brighton**

Listing Date: **04/23/24**

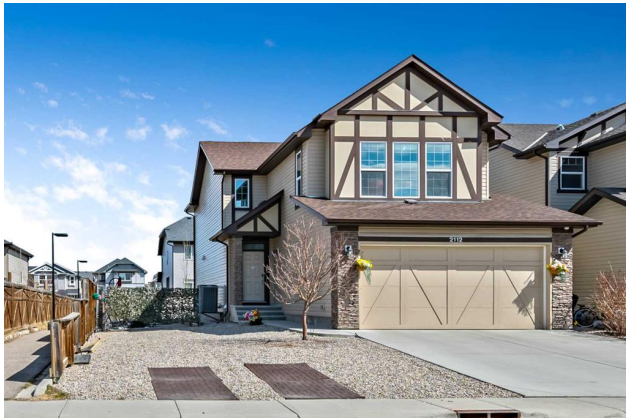
List Price: **\$830,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar: **5,446 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,107**

Low Sqft:

Ttl Sqft: **2,107**

DOM

**26**

Layout

Beds: **4 (2 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Lawn**

**Boat,Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Fireplace(s),Natural Gas**

Sewer:  
Ext Feat: **Garden,Lighting,Playground,RV Hookup,Storage**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Electric Oven,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **Bookcases,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Soaking Tub,Storage,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Second</b>	<b>13`5" x 13`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 13`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 11`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 11`7"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>14`5" x 18`11"</b>	<b>Living Room</b>	<b>Basement</b>	<b>8`11" x 12`11"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>9`8" x 11`1"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 7`11"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`5"</b>

Den	Main	8`11" x 10`6"	Laundry Legal/Tax/Financial	Main	5`11" x 9`8"
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Title: <b>Fee Simple</b>		Zoning: <b>R-1N</b>			
Legal Desc:	<b>1310142</b>			Remarks	

Pub Rmks:	<p><b>Welcome to Your Dream Home! This remarkable property stands head and shoulders above the rest. From the moment you arrive, it's clear that this home offers an unparalleled level of luxury. —the exterior alone boasts an abundance of space. Park your RV, boat, and quads on the engineered, gated space designed for the weekend warrior. The oversized garage easily accommodates your truck and car, allowing you to step seamlessly into your forever home. As you enter, each room exudes a unique design. Pass the office/bedroom on the main floor and step into the inviting kitchen, complete with custom shelving and top-of-the-line appliances fit for the world's best chefs. Control4's integrated smart home system puts all controls at your fingertips. The master bedroom, complete with a 5-piece ensuite and a jacuzzi tub. A large walk-in closet large enough, another full bathroom serves the second spacious bedroom with its own walk-in closet, floor also features large bonus room. Over 40 alarm zones surround you, ensuring safety and peace of mind. The fully integrated, professionally monitored alarm system stays with your new smart home. Sensor-controlled lighting, central vac, and a water softener enhance daily living. The finished basement features 2 large bedrooms, living area, a full bath and storage areas. This property truly offers a lifestyle of sophistication, comfort, and convenience!</b></p>				
Inclusions: Property Listed By:	<p><b>Chandelier, Control4 Smart Home System, Study Shelves, Cameras eXp Realty</b></p>				

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





