



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 BRIGHTONWOODS Crescent, Calgary T2Z0T2**

MLS®#: **A2153159**

Area: **New Brighton**

Listing Date: **07/28/24**

List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

Lot Sz Ar: **4,305 sqft**  
Lot Shape:

Access:

Lot Feat: **Landscaped,Private**  
Park Feat: **Double Garage Attached,Driveway**

DOM

**52**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Garage Control(s),Gas Cooktop,Microwave,Range,Refrigerator,Washer**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	8`11" x 9`1"
2pc Bathroom	Main	5`0" x 5`1"
Pantry	Main	5`5" x 3`8"
Nook	Main	11`7" x 11`1"
Dining Room	Main	12`7" x 10`3"
Bedroom - Primary	Upper	14`1" x 13`9"
3pc Ensuite bath	Upper	11`1" x 9`3"

Room	Level	Dimensions
Mud Room	Main	8`5" x 8`5"
Office	Main	6`6" x 5`0"
Living Room	Main	13`11" x 15`2"
Kitchen	Main	14`9" x 12`2"
Other	Main	11`9" x 10`7"
Walk-In Closet	Upper	10`11" x 8`5"
Bonus Room	Upper	17`11" x 15`5"

<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`1" x 4`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 11`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 11`0"</b>	<b>Laundry</b>	<b>Upper</b>	<b>11`0" x 5`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>23`10" x 12`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`6" x 9`7"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>10`0" x 4`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>19`5" x 13`7"</b>
<b>Foyer</b>	<b>Basement</b>	<b>10`2" x 8`4"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-1N**  
 Legal Desc: **0814725**

Remarks

Pub Rmks: **Welcome to the desirable community of New Brighton! This meticulously maintained 2-story home features a front garage and a finished basement, highlighted by stylish railings, lustrous hardwood floors, 9-foot ceilings, and elegant granite details throughout. On the main floor, you'll find a spacious open-concept dining area and a chef's kitchen with an impressive granite island, extended-height white cabinets, sleek countertops, stainless steel appliances, and a walk-in pantry. The adjacent living room, with its striking stone fireplace, and the dining area with patio doors opening to a lovely deck and gazebo, make it perfect for entertaining. The main floor also includes a versatile room currently used as a formal dining area, an additional kitchen space for meal prep, and a mudroom with ample storage and a convenient half bath. Upstairs, the master suite features a walk-in closet and a luxurious ensuite with an oversized tiled shower, a large granite vanity, a makeup desk, and a separate toilet. The level also includes a spacious bonus room, a laundry room with linen storage, and a well-appointed family bathroom with a 4-piece suite. The fully finished basement adds even more value, offering a bright space with a fourth bedroom, a 4-piece bathroom, a large family room, and extra storage. This exceptional home has been lovingly maintained and is ready for its new owner. Schedule a viewing today and discover all it has to offer!**

Inclusions: **Gazebo, Sofa's in the basement will come with the house**  
 Property Listed By: **Real Estate Professionals Inc.**

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