



THE
A-TEAM

**RE/MAX
FIRST**

2087 BRIGHTONCREST Common, Calgary T2Z 1E7

MLS®#: **A2156470** Area: **New Brighton** Listing Date: **08/09/24** List Price: **\$789,900**
 Status: **Active** County: **Calgary** Change: **+\$20k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2014** Abv Sqft: **2,115**
 Lot Sz Ar: **4,165 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,115**

DOM

41
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Cul-De-Sac,Landscaped,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air,Natural Gas** **Concrete,Stone,Vinyl Siding,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Other** **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`2"	Dining Room	Main	13`6" x 7`4"
Kitchen	Main	10`3" x 14`9"	Laundry	Main	10`4" x 5`11"
Living Room	Main	14`8" x 14`8"	Office	Main	10`5" x 9`1"
4pc Bathroom	Upper	4`11" x 8`0"	5pc Ensuite bath	Upper	11`2" x 10`11"
Bedroom	Upper	11`2" x 10`1"	Bonus Room	Upper	19`0" x 16`3"
Bedroom	Upper	11`2" x 9`6"	Bedroom - Primary	Upper	13`5" x 17`5"
4pc Bathroom	Basement	8`0" x 4`11"	Bedroom	Basement	11`0" x 11`1"

Family Room
Game Room

Basement
Basement

15` 4" x 10` 11"
12` 4" x 8` 6"

Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

15` 4" x 13` 3"
10` 0" x 9` 6"

Title:
Fee Simple
Legal Desc:

1112673

Zoning:
R-1N

Remarks

Pub Rmks:

***** Watch the 3D and Video Virtual Tour***. Welcome to 2087 Brightoncrest Common SE, a stunning Cedarglen Homes property offering over 3000 sq. ft. of luxurious living space. This home features hardwood flooring on the main level, an open foyer, 9-ft. knockdown ceilings, and abundant natural light. The living room boasts a feature fireplace, and the kitchen is equipped with beautiful Quartz countertops, an under-mount sink, a gas stove, and stainless steel appliances. The flex/dining/office space, adorned with double French glass doors, features stylish cabinets and a corner pantry. The upper level includes a spacious master bedroom with a spa-like ensuite featuring double sinks, a garden tub, a separate shower, and a large window. There are also two additional generously sized bedrooms on this floor. The bonus room on the upper floor is spacious and can be used as a fourth bedroom. The fully renovated basement offers a second FULL KITCHEN, which can be used as a mother-in-law suite or easily converted into a LEGAL Suite (Subject to city approval). It also features vinyl plank flooring, a large open family room, a fourth bedroom, and a four-piece bathroom, perfect for additional entertaining space or rental opportunities. Completing this home is a heated double garage with ample storage and a massive extended back deck with direct access from the kitchen's sliding doors. The large yard is perfect for year-round enjoyment. Situated on a quiet street just steps away from a beautiful 20-acre park and walking paths, this pristine home is located in a fantastic neighbourhood for families. Enjoy a playground just down the street and a community center with a splash park and ice skating rink. This house is located within walking distance of New Brighton Pond. Conveniently close to shopping and main traffic roads, this home is move-in ready. Enjoy all the amenities and beauty it has to offer! Reach out to your preferred REALTOR today to schedule a private viewing.**

Inclusions:
Property Listed By:

**Refrigerator (Basement), Dishwasher (Basement), Electric Stove (Basement), Chimney Hood-Fan (Basement)
RE/MAX Real Estate (Mountain View)**

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











