

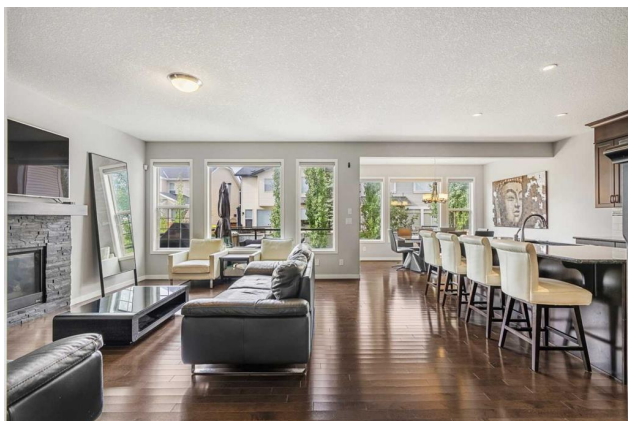


THE
A-TEAM

**RE/MAX
FIRST**

15 BRIGHTONCREST Cove, Calgary T2Z 5A6

MLS®#: **A2158647** Area: **New Brighton** Listing Date: **08/23/24** List Price: **\$799,900**
 Status: **Pending** County: **Calgary** Change: **-\$8k, 02-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **4,165 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,569**
 Low Sqft:
 Ttl Sqft: **2,569**

DOM

102
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Interior Lot,Landscaped,Level,Street Lighting,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting,Private Entrance,Private Yard,Rain Gutters**

Construction: **Stone,Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`11" x 13`9"	Bedroom - Primary	Upper	16`4" x 16`4"
Dining Room	Main	12`11" x 11`10"	Walk-In Closet	Upper	10`1" x 9`2"
Living Room	Main	14`1" x 16`8"	5pc Ensuite bath	Upper	12`0" x 13`3"
2pc Bathroom	Main	5`1" x 4`9"	Bedroom	Upper	9`6" x 15`0"
Office	Main	9`0" x 9`11"	Bedroom	Upper	9`5" x 14`4"
Mud Room	Main	7`7" x 10`1"	4pc Bathroom	Upper	5`7" x 9`4"

Foyer	Main	13`6" x 6`7"	Bonus Room	Upper	18`11" x 19`10"
Game Room	Basement	25`7" x 29`5"	Laundry	Upper	9`6" x 5`9"
3pc Bathroom	Basement	7`11" x 4`11"	Bedroom	Basement	12`9" x 11`9"
Furnace/Utility Room	Basement	8`11" x 19`7"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1312260**

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to beautiful New Brighton! This exquisite home is one of the last to be built in the community and is a true masterpiece boasting just over 3500sqft of thoughtfully designed living space with an outstanding floorplan and a plethora of upgrades designed for unparalleled comfort! As you step through the grand entryway, you're immediately greeted by an abundance of natural light pouring in through the home's large windows. The main floor is a masterpiece of design, featuring rich hardwood floors and an open-concept layout that is perfect for both intimate gatherings and entertaining. The heart of the home is truly a chef's culinary dream with granite counter tops and a spacious kitchen island that provides both additional workspace and a casual dining area. Indulge in the joy of preparing family meals in a kitchen designed with the finest details; outfitted with premium stainless-steel appliances, including a gas stove, hood fan, built-in microwave, and dishwasher, this culinary space is both functional and elegant. The sleek, ceiling-height shaker cabinets evoke timeless luxury, while the walk-in pantry, complete with a bar fridge, offers ultimate convenience at your fingertips. The seamless transition from the kitchen to the dining and living room elevates the home's entertainment possibilities, while a versatile office space, which can easily be reverted to a formal dining room, adds a touch of adaptability. Step out onto the expansive composite deck, designed to endure the elements, seamlessly blending outdoor beauty with your indoor living space. This two-tiered masterpiece, adorned with aluminum railings and glass inserts, is designed for lavish outdoor living. Making your way upstairs, you are greeted with a spacious bonus room, an ideal setting for cozy family movie nights. The opulent Master Suite is a haven of luxury, featuring French doors and large windows. With ample space for a king-sized bed, walk-in closet, and a lavish 5-piece ensuite, this sanctuary is sure to impress. This ensuite is a true masterpiece, with dual vanities, a luxurious deep soaker tub, and stand-up shower, inviting you to unwind in spa-like serenity. Completing the upper level are two well-appointed bedrooms, a 4-piece bathroom, and convenient upstairs laundry room with extra shelving for storage. The newly developed basement offers an expansive additional living area. It features a generously sized bedroom and a beautifully appointed 3-piece bathroom. This versatile space is ideal for hosting gatherings, creating a cozy retreat, or accommodating guests in style. Indulge in the ultimate comfort with CENTRAL AIR CONDITIONING, ensuring a perfect climate throughout the seasons. For added peace of mind, a state-of-the-art closed-caption surveillance system is seamlessly integrated, providing enhanced security. With its multitude of upgrades, practical layout, and excellent value for money, this house will truly check all the boxes. Your dream home awaits!**

Inclusions:
 Property Listed By: **TV Mounts, Exterior Security Cameras
 eXp Realty**

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



