



THE
A-TEAM

**RE/MAX
FIRST**

1076 BRIGHTONCREST Green, Calgary T2Z 1G8

MLS® #: **A2162270**

Area: **New Brighton**

Listing Date: **09/05/24**

List Price: **\$787,900**

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: **3,920 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated

DOM

14

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**

Heating: **High Efficiency, Natural Gas**

Sewer:

Ext Feat: **Garden, Private Yard**

Construction:

Asphalt

Flooring:

Carpet, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Gas Stove, Gas Water Heater, Humidifier, Range Hood, Washer, Washer/Dryer

Int Feat:

Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Utilities:

Room Information

| Room | Level | Dimensions |
|----------------|--------|----------------|
| 2pc Bathroom | Main | 4`11" x 4`8" |
| Foyer | Main | 9`11" x 7`11" |
| Living Room | Main | 13`0" x 15`10" |
| Office | Main | 8`1" x 11`1" |
| 4pc Bathroom | Second | 9`6" x 7`4" |
| Bedroom | Second | 11`7" x 9`3" |
| Family Room | Second | 18`1" x 16`1" |
| Walk-In Closet | Second | 9`8" x 9`6" |
| Bedroom | Lower | 10`10" x 9`10" |
| Game Room | Lower | 23`11" x 15`7" |

| Room | Level | Dimensions |
|----------------------|--------|----------------|
| Dining Room | Main | 12`1" x 9`5" |
| Kitchen | Main | 12`3" x 15`10" |
| Laundry | Main | 8`5" x 8`3" |
| Pantry | Main | 4`10" x 9`11" |
| 5pc Ensuite bath | Second | 9`6" x 11`1" |
| Bedroom | Second | 9`8" x 12`2" |
| Bedroom - Primary | Second | 15`2" x 13`3" |
| 3pc Bathroom | Lower | 5`1" x 7`10" |
| Bedroom | Lower | 12`3" x 8`2" |
| Furnace/Utility Room | Lower | 8`11" x 16`4" |

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **Single Residential**
 Legal Desc: **1210343**

Remarks

Pub Rmks: **Discover the Gem of New Brighton! Welcome to your dream home, fully renovated and brimming with charm, located in the highly coveted Southeast Community of New Brighton. This spectacular 5-bedroom, 3.5-bathroom residence offers over 3200 sqft of luxurious living space, spread across three beautifully transformed levels. As you step inside, a versatile den or office space greets you, setting the tone for the exquisite details that follow. The open floor plan, highlighted by a gas fireplace and a stunning feature wall, is perfect for entertaining large gatherings and creating memorable weekend vibes. Enjoy your favorite tunes through the ceiling speakers in the living area, adding a touch of sophistication and ambiance to every moment. The heart of this home is the updated kitchen, boasting pristine white cabinets, elegant quartz countertops, and chef-inspired appliances. A practical half bath on the main floor adds to the convenience, while the main floor laundry room eliminates any closet worries. The main and top floors are equipped with impressive 9 ft high ceilings, enhancing the sense of openness and luxury throughout the home. A huge bonus area upstairs equipped with projector wiring provides endless possibilities for family fun and relaxation. The master suite is a true sanctuary, featuring a 4-piece bathroom with double sinks, a walk-in closet with ample storage, and a serene ambiance. Two additional well-sized bedrooms and a full bathroom complete this level, ensuring everyone has their own retreat. The fully finished basement is a haven of comfort and entertainment. The large living room is perfect for enjoying movie nights, and it's spacious enough to accommodate a pool table for added fun. With an electric fireplace, a wet bar, two cozy bedrooms with closets, and a modern 3-piece bathroom, this space is ideal for hosting guests or family gatherings. Step outside to your well-maintained backyard, an ideal setting for summer evenings. Recent upgrades, including new carpet, flooring, paint, bathrooms, lighting fixtures, doors, deck railing, and more, ensure every detail has been meticulously attended to. The exterior is equally impressive, with a freshly stained deck and fence, complemented by lush new grass. The oversized garage, with an 8 ft high door, easily accommodates a pickup truck, adding to the home's practicality. A state-of-the-art HVAC system ensure your comfort and convenience year-round. Nestled on a quiet street in a family-friendly, well-established community, this house offers a warm and welcoming environment for all. Seize the opportunity to make this absolute beauty your own. Book your showing today and experience the privilege of owning this magnificent home in New Brighton!**

Inclusions: **N/A**
 Property Listed By: **Creekside Realty**

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











