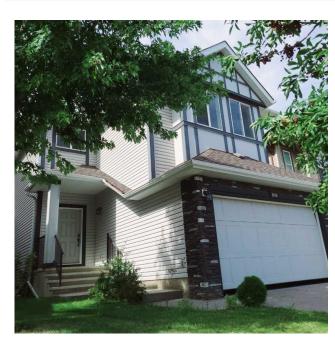


## 1076 BRIGHTONCREST Green, Calgary T2Z 1G8

09/05/24 List Price: **\$787,900** MLS®#: A2162270 Area: **New Brighton** Listing

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



Sewer:

**General Information** 

Prop Type: Sub Type: Detached

City/Town: Year Built: 2012 Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 3,920 sqft 2,255

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

2,255

14

Ttl Park: 4 2 Garage Sz:

5 (3 2 ) 3.5 (3 1)

2 Storey

Access:

Lot Feat: **Back Yard** 

Park Feat: Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated

## **Utilities and Features**

Roof: **Asphalt** Construction: Heating:

High Efficiency, Natural Gas Asphalt Flooring:

Carpet, Vinyl Plank Ext Feat: **Garden, Private Yard** Water Source: Fnd/Bsmt:

> **Poured Concrete** Dishwasher, Dryer, Gas Stove, Gas Water Heater, Humidifier, Range Hood, Washer, Washer/Dryer

Kitchen Appl: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Int Feat:

Windows, Walk-In Closet(s), Wet Bar, 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>
2pc Bathroom	Main	4`11" x 4`8"	Dining Room	Main	12`1" x 9`5"
Foyer	Main	9`11" x 7`11"	Kitchen	Main	12`3" x 15`10"
Living Room	Main	13`0" x 15`10"	Laundry	Main	8`5" x 8`3"
Office	Main	8`1" x 11`1"	Pantry	Main	4`10" x 9`11"
4pc Bathroom	Second	9`6" x 7`4"	5pc Ensuite bath	Second	9`6" x 11`1"
Bedroom	Second	11`7" x 9`3"	Bedroom	Second	9`8" x 12`2"
Family Room	Second	18`1" x 16`1"	Bedroom - Primary	Second	15`2" x 13`3"
Walk-In Closet	Second	9`8" x 9`6"	3pc Bathroom	Lower	5`1" x 7`10"
Bedroom	Lower	10`10" x 9`10"	Bedroom	Lower	12`3" x 8`2"
Game Room	Lower	23`11" x 15`7"	Furnace/Utility Room	Lower	8`11" x 16`4"
Legal/Tax/Financial					

Title: Zoning:

Fee Simple 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 sgft 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 quests or family gatherings. Step outside to your well-maintained backvard. 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



