



THE
A-TEAM

**RE/MAX
FIRST**

2179 BRIGHTONCREST Common, Calgary T2Z 1E9

MLS®#: **A2165544** Area: **New Brighton** Listing Date: **09/13/24** List Price: **\$789,900**
 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: **4,014 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,111**
 Low Sqft:
 Ttl Sqft: **2,111**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Sloped,Treed,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Balcony	Main	8`9" x 11`4"
2pc Bathroom	Main	5`2" x 5`5"
Den	Main	9`6" x 10`6"
Dining Room	Main	7`10" x 13`5"
Pantry	Main	3`11" x 3`10"
Laundry	Second	3`2" x 7`2"
Bedroom	Second	10`0" x 11`2"

Room	Level	Dimensions
Mud Room	Main	4`9" x 9`11"
Entrance	Main	6`10" x 5`5"
Living Room	Main	14`7" x 11`7"
Kitchen	Main	14`5" x 9`9"
Bonus Room	Second	14`7" x 18`11"
Bedroom	Second	9`4" x 11`2"
Bedroom - Primary	Second	13`11" x 14`5"

Walk-In Closet
4pc Bathroom
3pc Bathroom
Family Room

Second
Second
Basement
Basement

8`0" x 4`4"
4`11" x 8`0"
4`11" x 7`11"
14`9" x 11`0"

5pc Ensuite bath
Flex Space
Game Room

Second
Basement
Basement

8`8" x 11`2"
10`11" x 15`6"
22`4" x 12`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1112674

Zoning:
R-1N

Remarks

Pub Rmks: **Discover unparalleled elegance in this exquisite 2-storey walkout home, ideally situated on a peaceful street with captivating canal and pathway views. Meticulously designed with upscale finishes, this residence boasts 9-foot ceilings, sophisticated knockdown textures, a state-of-the-art Kinetico water system, and contemporary window coverings and light fixtures. Central Air Conditioning ensures year-round comfort. The gourmet kitchen is a chef's dream, featuring rich espresso-stained cabinetry, stunning granite countertops, high-end stainless steel appliances, and a spacious central island. The main floor impresses with a grand 2-storey foyer, a dedicated home office, and a bright living area with a modern electric fireplace. The upper level includes three generously sized bedrooms, highlighted by a master suite with a luxurious 5-piece ensuite, and a massive bonus room that offers flexibility as a fourth bedroom. The fully developed walkout basement, recently refreshed with brand-new carpet and paint, provides versatile additional space perfect for recreation or relaxation. With its stylish design, premium upgrades, and scenic surroundings, this home offers an exceptional living experience—truly a must-see!**

Inclusions:
Property Listed By:

none
CIR Realty

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









