



THE
A-TEAM

**RE/MAX
FIRST**

2168 BRIGHTONCREST Green, Calgary T2Z 4G6

MLS®#: **A2169255** Area: **New Brighton** Listing Date: **09/27/24** List Price: **\$699,900**
 Status: **Pending** County: **Calgary** Change: **-\$15k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **4,025 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,029**
 Low Sqft:
 Ttl Sqft: **2,029**

DOM

85
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Front Yard,Greenbelt,Interior Lot,Landscaped,Street Lighting,Views,Waterfall

Park Feat:

Concrete Driveway,Double Garage Attached,Garage Faces Front,Insulated,Oversized,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Exhaust Fan,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Skylight(s),Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 13`0"	Kitchen	Main	11`3" x 8`8"
Dining Room	Main	11`11" x 9`9"	Foyer	Main	6`5" x 5`0"
Bedroom - Primary	Upper	13`5" x 13`0"	Bedroom	Upper	11`6" x 8`11"
Bedroom	Upper	11`5" x 9`5"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	8`9" x 7`3"	Bonus Room	Upper	17`11" x 15`5"
Den	Main	10`5" x 9`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1310142

Remarks

Pub Rmks:

Jewel of a Deal!!! *HOT NEW PRICE* Convenient New Brighton Location backing onto pond area! Steps away from the Clubhouse, ponds, ice rink, parks, pathways, schools, shopping, soccer, skate park, hospital, transit, and the major south expressways. An excellent URBAN STYLE HOME with many upgraded features & meticulously crafted - Truly a custom-built dream home. Over 2030+ SF of living space offering 3 upper bedrooms, a rare walk-out basement, a bonus room, 2.5 baths & a super-sized primary bedroom with an ensuite... Check out the floor plan and 3D tour! This OPEN design features an intelligent CHEF's kitchen overlooking the dining area and great room. Upgraded Fit & Finish features include gleaming hardwood floors, tile floors in the baths, light & plumbing fixtures, modern white-painted baseboards, doors, casings, gas fireplace ... and so much more! The kitchen is masterfully designed for efficiency and entertaining (shaker style cabinet doors & trims), with a gas cooktop stove with hood fan cover, upgraded stainless steel appliances & a big corner pantry, a tiled mosaic backsplash, recessed lighting, a dramatic central island with a modern flush eating & undermount black granite sink. Upstairs includes a front bonus room with sunny south views, large primary suite and two good-sized spare bedrooms. NOTE: The upper Bonus room is conveniently located at the top of the staircase for modern family living and movie nights. Other impressive features include an oversized, fully insulated double attached garage, a big back yard with low maintenance landscaping, upper wood deck, lower concrete patio and walkways, fully fenced, rich front curb appeal with wood details, stonework, paneled garage door and covered front entry. You must put this home onto your 'Must See List! Check out the New Brighton's community features. Website notes: "Operated by the NBRA, the New Brighton Clubhouse is a year-round recreational facility, consisting of a 6500 square foot building. Also on site are 2 tennis courts, a beach volleyball court, basketball courts, a splash park, a playground, and a hockey rink. Members can access these facilities using their issued membership card and sign in to guests. The Bell Tower amenities, pond fountains, and community entrances are a few other community features the NBRA maintains. In addition to maintaining community features, the NBRA employs a full-time recreation team at the New Brighton Clubhouse, responsible for implementing recreational programs and events using various facilities and amenities within the park. To meet all its members' needs, the NBRA offers a variety of fitness, educational, and creative programs for all ages." Call your friendly REALTOR(R) to book a viewing!

Inclusions:
Property Listed By:

N/A
Jayman Realty Inc.

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









