



THE
A-TEAM

**RE/MAX
FIRST**

2087 BRIGHTONCREST Common, Calgary T2Z 1E7

MLS®#: **A2171928** Area: **New Brighton** Listing Date: **10/09/24** List Price: **\$774,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **4,165 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,115**
 Low Sqft:
 Ttl Sqft: **2,115**

DOM

43
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Cul-De-Sac,Landscaped,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`2"	Dining Room	Main	13`6" x 7`4"
Kitchen	Main	10`3" x 14`9"	Laundry	Main	10`4" x 5`11"
Living Room	Main	14`8" x 14`8"	Office	Main	10`5" x 9`1"
4pc Bathroom	Upper	4`11" x 8`0"	5pc Ensuite bath	Upper	11`2" x 10`11"
Bedroom	Upper	11`2" x 10`1"	Bonus Room	Upper	19`0" x 16`3"
Bedroom	Upper	11`2" x 9`6"	Bedroom - Primary	Upper	13`5" x 17`5"
4pc Bathroom	Basement	8`0" x 4`11"	Bedroom	Basement	11`0" x 11`1"

Family Room
Game Room

Basement
Basement

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

Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

15` 4" x 13` 3"
10` 0" x 9` 6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1112673

Remarks

Pub Rmks:

***** Watch the Video Virtual Tour***. The fully renovated basement includes a second full kitchen, making it ideal as a mother-in-law suite or easily convertible into a legal suite with an easy access to build a Side Entrance(and pending city approval). A stunning Cedarglen Homes property boasts over 3,000 sq. ft. of luxurious living space. This elegant home features hardwood flooring throughout the main level, an inviting open foyer, 9-ft. knockdown ceilings, and abundant natural light. A feature fireplace highlights the living room, while the modern kitchen is equipped with beautiful Quartz countertops, an under-mount sink, a gas stove, and stainless steel appliances. The versatile flex space—perfect for dining, a home office, or even an additional room—comes with stylish cabinets, a corner pantry, and double French glass doors. Upstairs, the spacious master suite includes a spa-like ensuite with double sinks, a garden tub, a separate shower, and a large window. Two additional generously sized bedrooms are also located on the upper floor. A bonus room offers flexibility as a fourth bedroom or extra living space. A heated double garage provides ample storage, and the massive extended back deck, accessible from the kitchen's sliding doors, opens to a spacious yard ideal for year-round enjoyment. Located on a quiet street steps from a beautiful 20-acre park with walking paths, this immaculate home is in a fantastic family-friendly neighbourhood. Enjoy a nearby playground, a community center with a splash park and ice skating rink, and easy access to New Brighton Pond. Conveniently close to shopping and major roads, this move-in-ready home is waiting for you. The fully developed basement features Vinyl Plank Flooring, a large family room, a fourth bedroom, and a four-piece bathroom- perfect for extra entertaining space or rental potential. All the furniture is negotiable, Contact your preferred REALTOR today to schedule a private viewing.**

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Mountain View)

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











