



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

**73**  
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**





















