



THE
A-TEAM

**RE/MAX
FIRST**

1224 BRIGHTONCREST Green, Calgary T2Z 0K2

MLS®#: **A2171943** Area: **New Brighton** Listing Date: **10/10/24** List Price: **\$709,500**
 Status: **Active** County: **Calgary** Change: **-\$10k, 25-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **3,928 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,859**
 Low Sqft:
 Ttl Sqft: **1,859**

DOM

19
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard, Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line, Garden, Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`5" x 4`6"	Pantry	Main	7`10" x 5`7"
Living Room	Main	12`1" x 14`11"	Kitchen	Main	12`7" x 10`11"
Dining Room	Main	9`5" x 10`11"	Bedroom - Primary	Second	15`0" x 12`0"
Walk-In Closet	Second	10`8" x 4`6"	5pc Ensuite bath	Second	10`7" x 9`2"
Bedroom	Second	12`5" x 11`2"	4pc Bathroom	Second	9`0" x 5`8"
Bedroom	Second	17`11" x 12`6"	Laundry	Second	3`2" x 3`4"
Den	Second	10`2" x 9`7"	Laundry	Basement	8`4" x 5`2"

**4pc Bathroom
Bedroom**

**Basement
Basement**

**8`1" x 4`11"
16`4" x 10`3"**

Bedroom

Basement

14`4" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1210343

Zoning:
R-G

Remarks

Pub Rmks: **Discover this stunning two-story, 1860 sq. ft. home with a separate illegal suite in the amenity-rich community of New Brighton. The open-concept layout connects the spacious living room, a large quartz island, and a fully equipped kitchen featuring a gas stove, generous dining nook, and plenty of room to entertain. Step outside to a vast, covered deck, perfect for hosting gatherings. For added convenience, the main level also includes a spacious walk-through pantry and a 2pc bathroom. Upstairs, the master bedroom offers plenty of space and luxury with a 5-piece ensuite, complete with a double-sink quartz vanity, a large corner soaker tub, and a separate shower. You'll also find two well-sized bedrooms, one with a den, a 4-piece bathroom, and laundry facilities on this floor. The home also features a versatile 2-bedroom illegal suite with a private side entrance. This illegal suite is ideal for rental income or extended family living, offering its own kitchen, dining area, living room, and laundry facilities—providing both privacy and independence. Perfectly located near schools, parks, playgrounds, shopping centers, and public transportation, this home presents an incredible opportunity with a illegal suite.**

Inclusions:
Property Listed By:

**N/A
Homecare Realty Ltd.**

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









