



THE
A-TEAM

**RE/MAX
FIRST**

2238 BRIGHTONCREST Common, Calgary T2Z1E8

MLS®#: **A2173795**

Area: **New Brighton**

Listing Date: **10/18/24**

List Price: **\$728,500**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,025 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,912**
Low Sqft:
Ttl Sqft: **1,912**

DOM

64
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Garden,Landscaped,Level,Street Lighting**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground,Private Yard,Storage**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`11" x 9`4"
Dining Room	Main	9`11" x 7`8"
Den	Main	8`11" x 8`9"
Bedroom - Primary	Upper	14`5" x 11`11"
Walk-In Closet	Upper	8`4" x 7`10"
Bedroom	Upper	10`11" x 8`9"
Bonus Room	Upper	17`5" x 12`10"

Room	Level	Dimensions
Kitchen	Main	11`1" x 11`0"
2pc Bathroom	Basement	4`11" x 4`9"
Laundry	Basement	5`1" x 5`4"
5pc Ensuite bath	Upper	10`1" x 9`10"
Bedroom	Upper	10`2" x 9`9"
4pc Bathroom	Upper	8`9" x 4`10"
Family Room	Basement	23`9" x 13`5"

Bedroom **Basement** **12`0" x 8`9"** **3pc Bathroom** **Basement** **7`10" x 4`10"**
Legal/Tax/Financial

Title: Zoning: **R-G**
Fee Simple
Legal Desc: **1112673**

Remarks

Pub Rmks: **Welcome to this stunning detached home in the desirable community of New Brighton. This spacious 2-storey home boasts a front attached double garage, and driveway offering ample parking space. Step inside and be greeted by the open main floor layout featuring a convenient walk-through pantry and a 2-piece bath. The open living area features 9 foot ceilings, a large living room with a gas fireplace, kitchen with island & eating bar, and dining area. There is also a large main floor office/flex room. Upstairs, the primary suite awaits, complete with a luxurious 5-piece ensuite. Two generous size additional bedrooms, a stylish 4-piece bath, and a big bonus room provide comfort for the whole family. The professionally finished basement offers a rec room/family room with wet bar, an additional bedroom, 3-piece bath, and plenty of storage space. Outside, the deck overlooks the large, flat backyard, and there is a new storage shed for all your gear. Located close to schools, parks, playgrounds, walking trails, New Brighton Athletic Park, and the shops & restaurants on 130th. Call today to book your viewing!**

Inclusions: **Shed, Backyard Playset**
Property Listed By: **2% Realty**

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









