



THE
A-TEAM

**RE/MAX
FIRST**

38 BRIGHTONCREST Cove, Calgary T2Z 5A6

MLS®#: **A2174560**

Area: **New Brighton**

Listing Date: **10/22/24**

List Price: **\$824,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 01-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **4,822 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,122**
Low Sqft:
Ttl Sqft: **2,122**

DOM

30
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac,Rectangular Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Wine Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Pantry,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 5`0"	Dining Room	Main	10`11" x 9`2"
Kitchen	Main	13`6" x 14`3"	Living Room	Main	14`0" x 17`0"
Mud Room	Main	4`11" x 9`4"	4pc Bathroom	Upper	8`8" x 9`7"
5pc Ensuite bath	Upper	11`0" x 14`1"	Bedroom	Upper	9`4" x 14`3"
Bedroom	Upper	9`4" x 18`1"	Family Room	Upper	19`0" x 19`2"

Laundry
3pc Bathroom
Game Room
Furnace/Utility Room

Upper
Basement
Basement
Basement

9`8" x 5`3"
4`11" x 8`10"
23`9" x 20`11"
9`9" x 10`0"

Bedroom - Primary
Other
Storage

Upper
Basement
Basement

13`7" x 14`2"
10`4" x 7`8"
4`6" x 3`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1312260

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to 38 Brightoncrest Cove! This 2-storey home is loaded with upgrades throughout and boasts a tandem TRIPLE GARAGE with 3 stage wiring, vacu flow, storage and epoxy floors! Located in a quiet cul-de-sac and backs onto pond with walking trails. The entire home is smart wired and has been freshly painted. Main floor is open-concept with large windows facing the yard and provides wonderful views of pond. Living room has stone fireplace with mantel, built in cabinets and shelving alongside the fridge and as well as a spacious dining nook. Kitchen has granite counters and centre island with sink, corner pantry and all the stainless steel appliances are brand new in the last 2 years. Main floor is completed by 2 piece bathroom and mudroom at garage door. Upstairs you have a generous family room, convenient laundry and storage room, 4 piece bathroom and 3 bedrooms including primary with its impressive 5 piece ensuite and walk-in closet. The fully developed basement is a dream for entertaining with its huge rec room, wet bar with mini fridge and built-in display shelves. Fully fenced backyard has a spacious deck that leads down to concrete pad with firepit. Close to schools and shopping as well as BRT to downtown.**

Inclusions: **Built-In Microwave, Closet Built-Ins, Boot Room Built-Ins, Alarm Hardware, Door Key pads, Doorbell Camera, Lawn Care Items**

Property Listed By: **CIR Realty**

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













