



THE
A-TEAM

**RE/MAX
FIRST**

74 BRIGHTONCREST Grove, Calgary T2V 0V5

MLS®#: **A2176402**

Area: **New Brighton**

Listing Date: **11/17/24**

List Price: **\$565,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 12-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,483

Year Built:

2009

Low Sqft:

Ttl Sqft:

1,483

Lot Information

Lot Sz Ar:

2,809 sqft

Lot Shape:

DOM

34

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Front Yard,Lawn,Landscaped

Park Feat:

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

High Ceilings,Pantry

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`7" x 9`6"	Laundry	Main	6`3" x 6`1"
2pc Bathroom	Main	5`5" x 5`7"	Kitchen With Eating Area	Main	15`9" x 10`11"
Living Room	Main	16`5" x 10`10"	Dining Room	Main	9`1" x 11`4"
Bedroom	Upper	9`9" x 11`5"	Bedroom	Upper	9`10" x 12`10"
4pc Bathroom	Second	8`2" x 4`11"	Walk-In Closet	Second	3`6" x 7`2"
Bedroom - Primary	Second	11`11" x 13`7"	3pc Ensuite bath	Second	6`2" x 8`0"
Furnace/Utility Room	Basement	9`5" x 7`6"	3pc Bathroom	Basement	7`2" x 5`8"

Laundry
Family Room

Basement
Basement

6`11" x 5`4"
8`0" x 14`9"

Other
Bedroom
Legal/Tax/Financial

Basement
Basement

9`6" x 2`4"
9`10" x 15`5"

Title:
Fee Simple
Legal Desc:

0815178

Zoning:
R-G

Remarks

Pub Rmks:

Newly renovated (Nov 2024) 3+1 bedrooms, 3.5 baths gorgeous home with about 2,061.4 sq ft of developed living space, single attached garage and a finished basement with a bedroom, wet bar, full bath and a separate side entrance and separate laundry (could easily be suited)! Recent renovations include most of the interior repainted, new carpets on the main and upper levels, new kitchen appliances, new laminate flooring in the basement and more! The upper level features 3 bedrooms, the primary bedroom with a full ensuite, the main bathroom and 2 other bedrooms. The main level is an open concept with a beautiful kitchen with newer appliances, center island and tons of cupboard and cabinet space. The dining room leads to a deck at the back. The basement features a wet bar, family room, a bedroom, laundry and bathroom. There is additional storage space under the stairs. New Brighton is a great family community with major amenities and easy access to major road arteries. Call to view today and don't miss out. Vacant for immediate possession.

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









