



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**113 BRIGHTONCREST Grove, Calgary T2Z0Z5**

MLS®#: **A2178142**      Area: **New Brighton**      Listing Date: **11/13/24**      List Price: **\$545,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2009**  
 Lot Information  
 Lot Sz Ar: **2,917 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Front Yard,Garden**  
 Park Feat: **Driveway,On Street,Parking Pad,Single Garage Attached**

DOM

**7**  
Layout  
 Beds: **2 (2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Garden**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Humidifier,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,No Smoking Home,Pantry,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`9" x 11`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 9`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`4" x 10`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`10" x 5`2"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>8`9" x 8`5"</b>	<b>Game Room</b>	<b>Lower</b>	<b>19`1" x 16`3"</b>
<b>Laundry</b>	<b>Lower</b>	<b>5`6" x 2`7"</b>	<b>Storage</b>	<b>Lower</b>	<b>9`10" x 3`3"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>9`8" x 8`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>6`3" x 3`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`6" x 11`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`1" x 10`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 5`4"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`0" x 6`2"</b>

4pc Ensuite bath

Second

8`2" x 4`11"

4pc Bathroom  
Legal/Tax/Financial

Lower

10`10" x 7`10"

Title:  
**Fee Simple**  
Legal Desc:

**0815178**

Zoning:  
**R-G**

Remarks

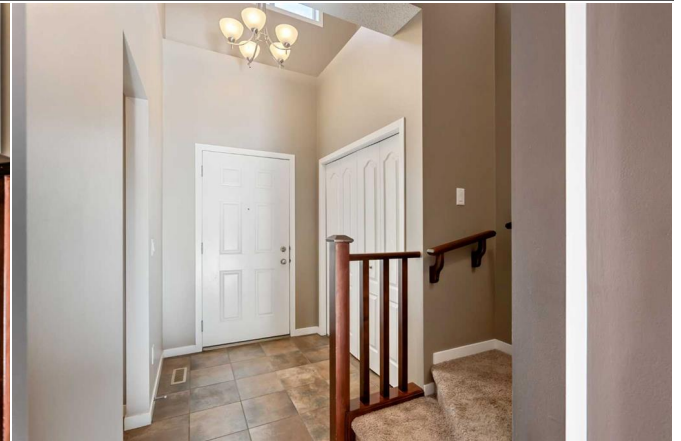
Pub Rmks:

**Welcome to this beautiful, 2 storey, semi- detached home w/ fully DEVELOPED BASEMENT in the popular community of New Brighton! An elegant open concept space emphasized by large south facing windows, the main floor boasts a chefs kitchen with SS appliances, dark cherry shaker style cabinets, double sinks and large island. The living room features a gas FIREPLACE and cherry mantle. Patio doors right off the dining area takes you out to the large, 2 tiered patio in the SUNNY, SOUTH FACING, fully fenced yard. The upper level provides 2 large Masters w/ ensuite baths and large walk-in closets, plus a great loft perfect for flex or office/ workspace area. The fully finished lower level, comes complete with large rec room, 4pc bath & laundry room. An oversized, attached single garage and extended driveway provides great space. This is a vibrant community, w/ private residents associate & facility with splash park, hockey rink, tennis, banquet facilities & studio space! Close to all amenities including shopping, transit & South Health hospital. Call your favourite realtor today for a personal tour!**

Inclusions:  
Property Listed By:

**TV wall mount  
CIR Realty**

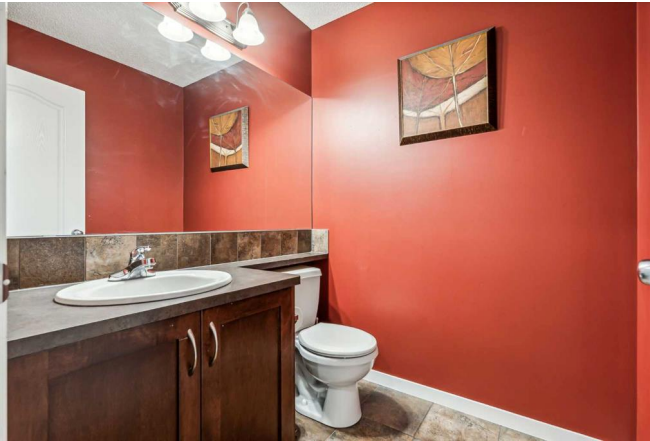
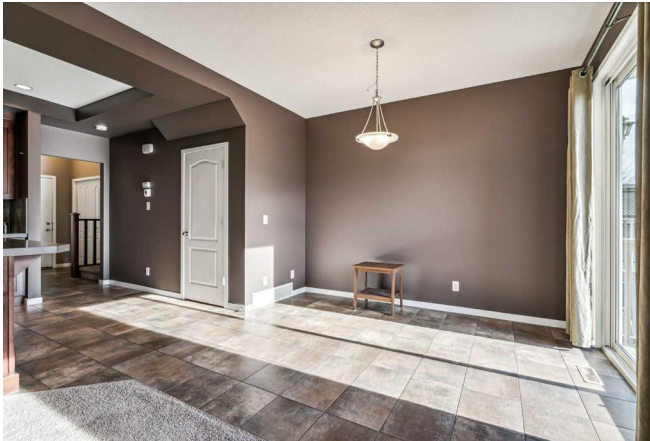
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















11.07.2024 - 113 BRIGHTONCREST GROVE SE  
 MAIN 716.82 SQ FT 66.59 M2  
 UPPER 749.88 SQ FT 69.66 M2  
 BASEMENT 400.92 SQ FT 37.22 M2  
 INV. AREA 1,988.52 SQ FT 183.23 M2  
 TOTAL AREA 2,087.52 SQ FT 192.07 M2

