



THE
A-TEAM

**RE/MAX
FIRST**

2224 BRIGHTONCREST Green, Calgary T2Z 5A3

MLS®#: **A2180502** Area: **New Brighton** Listing Date: **11/21/24** List Price: **\$799,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**
Lot Information
Lot Sz Ar: **3,799 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,389**
Low Sqft:
Ttl Sqft: **2,389**

DOM

30
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,City Lot,Few Trees,Low Maintenance Landscape,Landscaped,Underground Sprinklers**
Park Feat: **Aggregate,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s),Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`1" x 11`11"
Dining Room	Main	11`1" x 10`11"
Foyer	Main	6`5" x 5`5"
Mud Room	Main	8`11" x 8`5"
Bonus Room	Second	18`11" x 17`6"
Walk-In Closet	Second	10`1" x 7`2"
Bedroom	Second	9`11" x 9`11"

Room	Level	Dimensions
Kitchen	Main	14`8" x 12`6"
Pantry	Main	7`5" x 6`0"
Den	Main	12`6" x 10`2"
2pc Bathroom	Main	5`2" x 4`11"
Bedroom - Primary	Second	15`2" x 14`5"
4pc Ensuite bath	Second	10`5" x 10`1"
Bedroom	Second	9`11" x 9`11"

Laundry	Second	10`1" x 5`7"	4pc Bathroom	Second	10`1" x 4`11"
Family Room	Suite	14`6" x 12`9"	Bedroom	Suite	12`3" x 9`2"
Eat in Kitchen	Suite	11`9" x 8`9"	Dinette	Suite	8`3" x 4`11"
Laundry	Suite	6`0" x 4`9"	4pc Bathroom	Suite	7`9" x 4`11"
Storage	Suite	10`6" x 10`6"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1310142**

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this bright and spacious home with a west-facing backyard, located just down the street from the New Brighton Green playground! This property effortlessly combines luxury, comfort, and thoughtful upgrades, including an illegal basement suite to help offset your mortgage. The open-concept floor plan is bathed in natural light, making it perfect for entertaining. The kitchen boasts granite countertops and a sleek chimney-style hood fan, seamlessly blending style and functionality. Upstairs, a large bonus room wired for 7.1 surround sound is ideal for movie nights, while CAT 6 cabling in every major room ensures the home is equipped for tech-savvy living. The spa-like ensuite offers heated floors and a luxurious shower with five showerheads, while the conveniently located laundry room connects directly to the primary walk-in closet. Enjoy whole-home audio with ceiling speakers in the great room, primary bedroom, upstairs hallway, and ensuite, plus additional wiring ready for deck speakers. Convenience is key, with a stand-up freezer in the pantry, a garburator, and a central vacuum system. Step outside to a low-maintenance front yard, beautifully landscaped with river rock, and an exposed aggregate driveway that adds to the curb appeal. The backyard includes underground sprinklers for effortless maintenance. The heated garage is a standout feature with pre-wiring for 220V, and ample space for your EV or workshop—perfect for hobbyists or professionals. Additional upgrades include 200-amp electrical service, brand-new 2024 tankless hot water system for endless hot water, central air conditioning, and year-round comfort. The basement suite's current tenant is happy to stay, making this property an excellent investment opportunity. Book your showing today!**

Inclusions:
 Property Listed By: **Shed, Suite: Refrigerator, Dishwasher, Hood Fan, Stove, Washer, Dryer
 MaxWell Capital Realty**

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











