



THE
A-TEAM

**RE/MAX
FIRST**

1204 BRIGHTONCREST Green, Calgary T2Z 1G9

MLS®#: **A2180770** Area: **New Brighton** Listing Date: **11/28/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2014** Abv Sqft: **2,043**
Lot Information Low Sqft:
 Lot Sz Ar: **5,414 sqft** Ttl Sqft: **2,043**
 Lot Shape:

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`2" x 9`9"	2pc Bathroom	Main	2`8" x 7`1"
Mud Room	Main	6`0" x 7`1"	Den	Main	10`10" x 9`0"
Living Room	Main	14`10" x 14`2"	Kitchen With Eating Area	Main	11`0" x 14`11"
Dining Room	Main	12`10" x 9`5"	Walk-In Closet	Upper	5`3" x 5`0"
Bedroom	Upper	13`4" x 5`0"	4pc Bathroom	Upper	8`6" x 4`11"
Bedroom	Upper	12`2" x 10`6"	Walk-In Closet	Upper	5`3" x 5`0"
Bonus Room	Upper	12`7" x 13`10"	Bedroom - Primary	Upper	15`0" x 12`1"

4pc Ensuite bath

Upper

9`0" x 10`6"

Walk-In Closet
Legal/Tax/Financial

Upper

6`10" x 4`5"

Title:
Fee Simple
Legal Desc:

1210343

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to 1204 Brightoncrest Green SE, a beautifully upgraded two-story home nestled in the vibrant New Brighton community. This meticulously maintained property offers brand-new renovations, including fresh carpets, modern paint, and elegant quartz countertops. It's move-in ready with a side entrance—perfect for a future basement development—and features a main-floor bonus room for added convenience and versatility. Located on a spacious 5,414 sqft lot (503 sqm), this 2014-built home combines comfort and accessibility. You'll enjoy being steps away from parks, pathways, schools, shopping, and the New Brighton Clubhouse, which boasts tennis courts, a splash park, an ice rink, and more. The home also offers quick access to major expressways, transit options, and the South Calgary Hospital, making it ideal for families and professionals alike. Inside, you'll find an RMS-measured 2,043 sqft of living space designed with functionality and style in mind. The open-concept kitchen features a large central island, modern cabinetry, and space for entertaining. Upstairs, a bright bonus room accompanies three generously sized bedrooms, including a primary retreat with an ensuite and walk-in closet. The North-East-facing backyard is perfect for enjoying the morning sun and cooler evenings, complete with low-maintenance landscaping. With an attached double garage, modern curb appeal, and an excellent location, this home is a true gem. Don't miss your chance to live in one of Calgary's most sought-after communities—schedule your private viewing today!**

Inclusions:
Property Listed By: **Hot Tub (As Is)
eXp Realty**

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









