

110 BRIGHTONCREST Grove, Calgary T2Z0V5

MLS® #: **A2186570** Area: **New Brighton** Listing Date: **01/13/25** List Price: **\$575,000**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 03-Feb** 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: **2,970 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,No Neighbours Behind**
 Park Feat: **Single Garage Attached**

DOM

40
Layout
 Beds: **5 (3 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: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Pantry,Quartz Counters,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 6`2"	Dining Room	Main	9`10" x 11`8"
Living Room	Main	11`7" x 15`11"	3pc Ensuite bath	Upper	8`0" x 6`1"
4pc Bathroom	Upper	9`1" x 4`11"	3pc Bathroom	Basement	4`9" x 7`10"
Foyer	Main	7`8" x 8`2"	Kitchen	Main	13`0" x 12`7"
Bedroom	Upper	9`9" x 12`9"	Bedroom	Upper	11`7" x 10`5"

Bedroom - Primary
Bedroom

Upper
Basement

12`0" x 13`10"
9`10" x 12`4"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

10`4" x 10`8"
7`0" x 11`2"

Title:
Fee Simple
Legal Desc:

0815178

Zoning:
R-G

Remarks

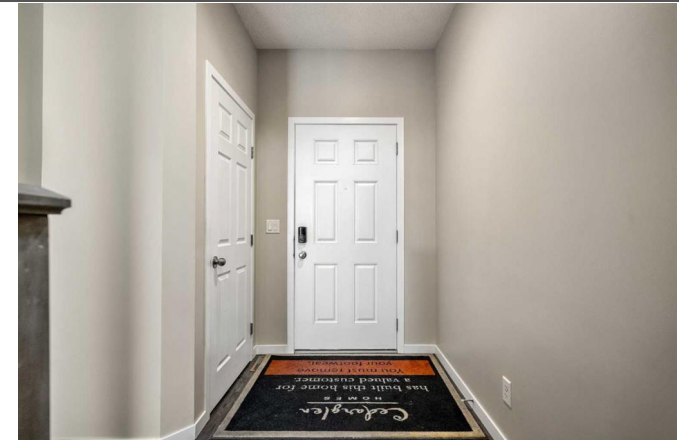
Pub Rmks:

Welcome to this stunning 5-bedroom, 3.5-bathroom home located in the family-oriented community of New Brighton. With NO NEIGHBORS behind and backing onto a green field, this home offers privacy and a peaceful setting, perfect for families looking for space and tranquility. As you step inside, you'll be welcomed by beautiful flooring and the fresh feel of BRAND NEW PAINT throughout the home. The kitchen is a standout, featuring quartz countertops, a large kitchen island, and tall cabinets that provide plenty of storage for all your essentials, along with a pantry for additional storage. The living and dining areas flow seamlessly together, creating an inviting and open space for both relaxation and entertaining. The living room features built-in cabinets and a cozy fireplace, perfect for chilly evenings. A striking light fixture adds dimension to the space, while a large window keeps the area bright and airy. Heading upstairs, you'll find three well-sized bedrooms. The first two bedrooms offer versatility, making them ideal for children, a home office, or guest rooms. A 4-piece bathroom with a spacious cabinet provides extra storage for bathroom essentials. The primary suite is a serene retreat, overlooking the green space behind the home. The 3-piece ensuite includes plenty of cabinet storage, and the walk-in closet offers ample room to keep everything organized. The finished basement adds even more functionality to this home. It features a wet bar, perfect for entertaining or additional storage. The basement also includes two more bedrooms, which can be used as guest rooms, a home office, or flex spaces. The laundry room is conveniently located in the basement as well. Step outside to the backyard and enjoy the PRIVACY and peacefulness of having NO NEIGHBORS BEHIND. The yard backs onto a large green space, complete with a skate park and multiple sports fields, making it perfect for outdoor activities. The backyard also features a deck, ideal for summer BBQs or relaxing evenings outdoors. Living in New Brighton means enjoying a family-friendly community with excellent amenities. The neighborhood features a skate park, baseball fields, tennis courts, and more. You'll be just minutes away from the shopping and dining options on 130th Avenue and conveniently close to Deerfoot Trail and Stoney Trail, making commuting a breeze. Several schools are also located nearby, adding to the convenience of this wonderful community. Don't miss the opportunity to call this property your home!

Inclusions:
Property Listed By:

None
eXp Realty

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

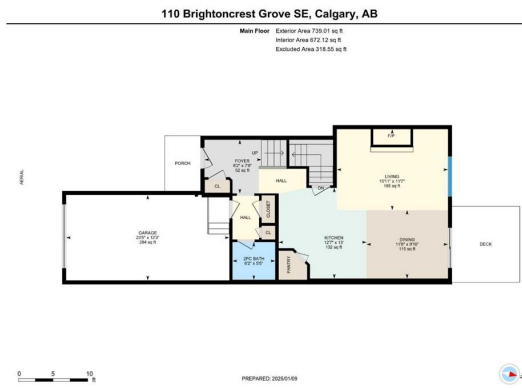
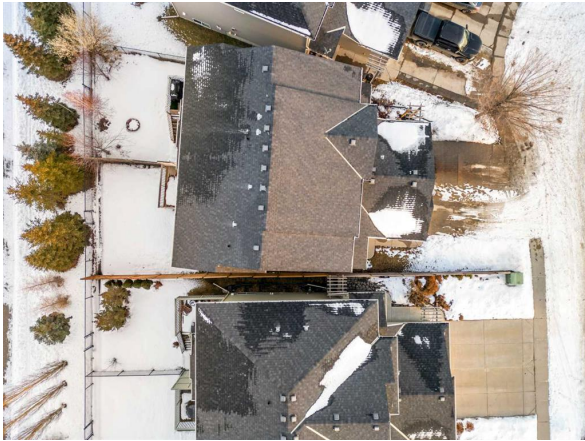












White regions are excluded from total floor area in (CUIER) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Basement (Below Grade) Exterior Area 676.75 sq ft
Interior Area 910.77 sq ft



PREPARED: 2025/01/09

While regions are excluded from total floor area in GLEDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.