



THE
A-TEAM

**RE/MAX
FIRST**

110 BRIGHTONCREST Grove, Calgary T2Z0V5

MLS® #: **A2186570** Area: **New Brighton** Listing Date: **01/13/25** List Price: **\$585,000**
 Status: **Active** 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: **2,970 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,502**
 Low Sqft:
 Ttl Sqft: **1,502**

DOM

9
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Landscaped**
 Park Feat: **Single Garage Attached**

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:

Zoning:
R-G

0815178

Remarks

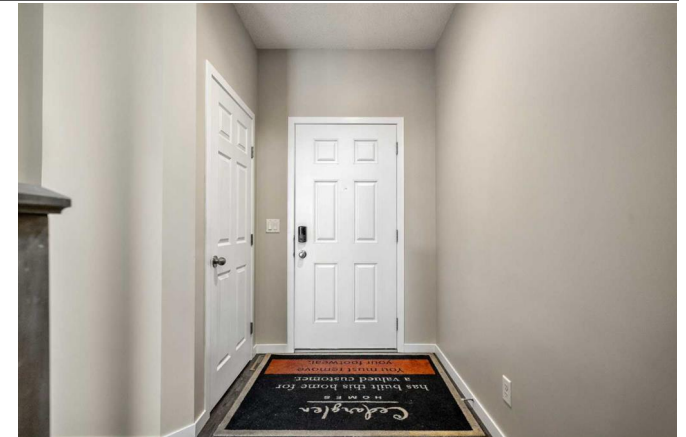
Pub Rmks:

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 brown cabinets that provide plenty of storage for all your essentials. Appliances include a NEW REFRIDGERATOR, ELECTRIC STOVE, MICROWAVE WITH HOODFAN, AND A NEW DISHWASHER, 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 brown 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 with rich brown cabinetry, 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 exceptional property your home. Book your showing today through the ShowingTime App!

Inclusions:
Property Listed By:

**None
eXp Realty**

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

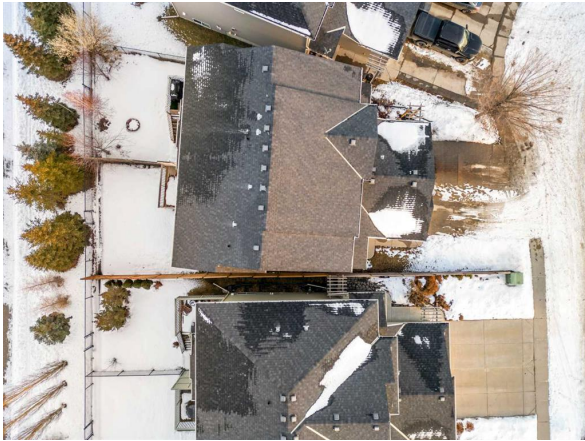












110 Brightoncrest Grove SE, Calgary, AB

Main Floor: Exterior Area 730.21 sq ft
Interior Area 672.12 sq ft
Excluded Area 318.50 sq ft



0 3 6 9

PREPARED: 2025/1/09



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

110 Brightoncrest Grove SE, Calgary, AB

1st Floor: Exterior Area 703.75 sq ft
Interior Area 696.41 sq ft
Excluded Area 28.00 sq ft



0 3 6 9

PREPARED: 2025/1/09



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110 Brightoncrest Grove SE, Calgary, AB

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.