



THE
A-TEAM

**RE/MAX
FIRST**

104 BRIGHTONCREST Terrace, Calgary T2Z0Z8

MLS® #: **A2187148**

Area: **New Brighton**

Listing Date: **02/08/25**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar: **4,273 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,143**
Low Sqft:
Ttl Sqft: **2,143**

DOM

71

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**
Int Feat: **Granite Counters, High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Second	7`4" x 5`11"	2pc Bathroom	Main	15`7" x 16`2"
Kitchen	Main	44`7" x 42`5"	Bedroom - Primary	Second	47`10" x 47`4"
4pc Bathroom	Second	17`9" x 29`9"	Bedroom	Second	30`4" x 48`5"
Living Room	Main	39`4" x 56`10"	Dining Room	Main	35`10" x 36`1"
Laundry	Second	17`9" x 26`0"	4pc Ensuite bath	Second	32`7" x 32`7"
Bedroom	Second	30`4" x 41`10"	Bonus Room	Second	24`7" x 39`1"
Legal/Tax/Financial					

Title: Fee Simple
 Legal Desc: 1110106
 Zoning: R-1

Remarks

Pub Rmks: Welcome to this beautiful home in the desirable community of New Brighton. This well-maintained home features new carpet and vinyl flooring, fresh paint, a new dishwasher, a microwave hood fan, an electric stove, new window coverings, and all toilet seats. As you enter, you'll find a spacious family room with three large windows that fill the space with natural light, along with a cozy fireplace for added warmth. The large kitchen offers ample counter space with granite countertops, stainless steel appliances, and a generous island—perfect for cooking and entertaining. The main floor also includes a secluded space ideal for setting up your home office. Upstairs, you'll discover a large bonus room for entertainment, a huge primary bedroom with an ensuite featuring a standing shower and a separate tub, along with two additional good-sized bedrooms, a convenient laundry room, and the main bathroom. Step outside to enjoy the large deck, which still leaves plenty of space in the huge backyard—perfect for relaxing on warm summer days. Don't miss the opportunity to make this move-in-ready home yours!---BACK ON MARKET--DUE TO FINANCING

Inclusions: none
 Property Listed By: Five Star Realty

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







