



THE
A-TEAM

**RE/MAX
FIRST**

127 BRIGHTONCREST Rise, Calgary T2Z0X7

MLS®#: **A2188539** Area: **New Brighton** Listing Date: **01/17/25** List Price: **\$785,000**
 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: **3,681 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,136**
 Low Sqft:
 Ttl Sqft: **2,136**

DOM

4
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Playground**
 Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Wood**
 Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Granite Counters, Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`5" x 11`7"	Kitchen	Main	14`2" x 10`11"
Dining Room	Main	10`11" x 9`3"	2pc Bathroom	Main	5`4" x 5`4"
Office	Main	9`5" x 7`4"	Laundry	Main	7`7" x 5`2"
Bedroom - Primary	Upper	13`11" x 13`7"	5pc Ensuite bath	Upper	12`4" x 10`11"
Bedroom	Upper	10`11" x 9`8"	Bedroom	Upper	10`11" x 9`9"
4pc Bathroom	Upper	9`3" x 4`10"	Bonus Room	Upper	18`11" x 12`5"
Family Room	Basement	16`9" x 13`8"	Bedroom	Basement	9`10" x 7`5"

4pc Bathroom

Basement

9`10" x 6`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0912271

Zoning:
R-G

Remarks

Pub Rmks: **OPEN HOUSE ON JAN26TH SUNDAY FROM 12PM TO 2PM. Welcome to New Brighton, where this exceptional fully finished 4 bedroom family home awaits. The Main Floor of this home Boasts Granite Counter tops, 3/4 Dark Espresso Stained Cabinetry & Hardwood Floors. Stainless Steel Appliances, an Island with Breakfast Bar, & an Oversized Pantry Round out the Amazing Features of this Spectacular Kitchen. Don't forget the Spacious Dining Room & Living Room with Fireplace in this Open Concept Main Floor Plan. Heading upstairs you will find a Huge Bonus Room & 3 Bedrooms plus another Full Bathroom. The Master Bedroom is an Oasis of Space including a 5 Piece Ensuite & Huge Walk-In Closet. Basement is fully finished with a 4th bedroom , Full bathroom and a family room. The Double Attached Garage is Oversized & has Tall Ceilings great for Adding Extra Storage. This Fabulous place is walking distance to Bike Paths, Pond, & Parks for All to enjoy. Call today to View!**

Inclusions: **n/a**
Property Listed By: **Greater Calgary Real Estate**

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











