



THE
A-TEAM

**RE/MAX
FIRST**

72 BRIGHTONCREST Rise, Calgary T2Z 0X6

MLS®#: **A2197531** Area: **New Brighton** Listing Date: **02/27/25** List Price: **\$674,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,745 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,865**
 Low Sqft:
 Ttl Sqft: **1,865**

DOM

1
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot,Street Lighting**
 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**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **0912271**

Remarks

Pub Rmks: ***Open house on Saturday, March 1st, 11am-2pm and Sunday, March 2nd. 11am-1pm* Step into the warmth and elegance of this beautifully crafted Shane Homes**

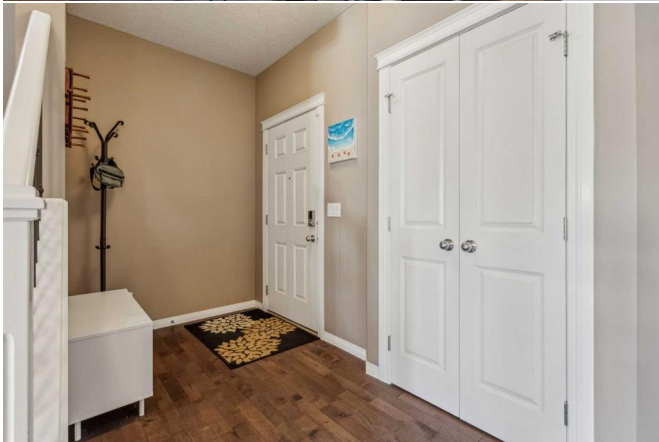
build, nestled in the heart of New Brighton. This air conditioned, 4-bedroom, 2.5-bathroom detached home is designed for modern family living, offering a blend of style, comfort, and functionality. As you enter, be greeted by the rich espresso hardwood floors that flow seamlessly through the open-concept main floor. The spacious living room invites you to unwind with its corner gas fireplace, creating the perfect ambiance for cozy evenings. Natural light pours in through the large windows, illuminating the upgraded kitchen—a chef's dream with granite countertops, stainless steel appliances, including a new fridge (2022), and new microwave (2024), a walk-through pantry, and a large island. Whether you're hosting a dinner party or enjoying a casual meal in the adjacent dining area, this space is designed to bring people together. Upstairs, the huge primary bedroom is a true retreat, featuring a 5-piece spa-like ensuite with a soaker tub, separate shower, dual vanities, and a large walk-in closet. Three additional bedrooms, a 4-piece bathroom, and a convenient upper-floor laundry room with new washer (2023) add to the practicality of this well-thought-out home. The upper level is finished with a combination of hardwood, plush carpet, and ceramic tiles for a stylish yet comfortable feel. The unfinished basement provides a blank canvas for your creative vision, complete with a bathroom rough-in and ample space for future development. Whether you dream of a home gym, a media room, or an extra guest suite, the possibilities are endless. Step outside and enjoy a low-maintenance backyard featuring a raised deck and stamped concrete pad—ideal for summer BBQs, outdoor entertaining, or simply relaxing in your private retreat. Perfectly situated within walking distance to several new public and Catholic schools, playgrounds, and green spaces, this home ensures convenience for families. Easy access to shopping, transit, and all essential amenities makes everyday life a breeze. This is more than just a house—it's a place to call home. Don't miss out on this incredible opportunity! Book your showing today and make New Brighton your next address!

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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







72 Brightoncrest Rise SE, Calgary, AB

Main Floor Exterior Area 756.38 sq ft
Interior Area 657.26 sq ft
Excluded Area 423.64 sq ft



PREPARED: 2025/02/27



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

72 Brightoncrest Rise SE, Calgary, AB

2nd Floor Exterior Area 1109.52 sq ft
Interior Area 1033.87 sq ft



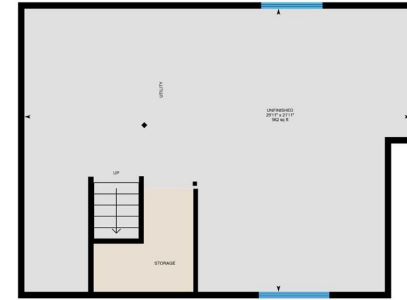
PREPARED: 2025/02/27



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72 Brightoncrest Rise SE, Calgary, AB

Basement (Below Grade) Exterior Area 654.00 sq ft
Interior Area 631.00 sq ft



PREPARED: 2025/02/27



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