

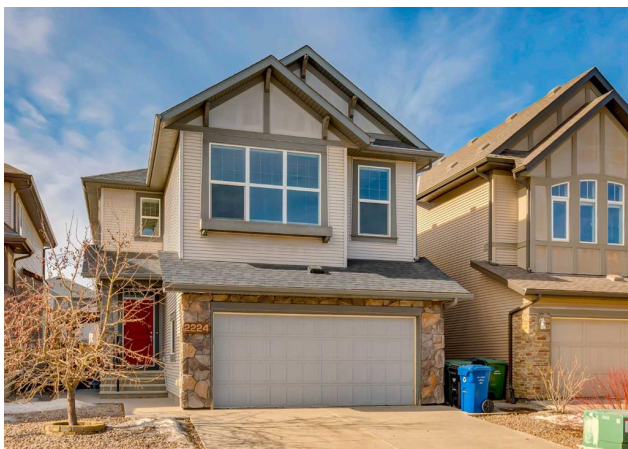


THE
A-TEAM

**RE/MAX
FIRST**

2224 BRIGHTONCREST Green, Calgary T2Z 5A3

MLS®#: **A2198959** Area: **New Brighton** Listing Date: **03/05/25** List Price: **\$819,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 26-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **3,799 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,389**
 Low Sqft:
 Ttl Sqft: **2,389**

DOM

31
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Few Trees,Landscaped,Low Maintenance Landscape,Underground Sprinklers**
 Park Feat: **Aggregate,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Storage**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Hardwood,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`1" x 11`11"	Kitchen	Main	14`8" x 12`6"
Dining Room	Main	11`1" x 10`11"	Pantry	Main	7`5" x 6`0"
Foyer	Main	6`5" x 5`5"	Den	Main	12`6" x 10`2"
Mud Room	Main	8`11" x 8`5"	2pc Bathroom	Main	5`2" x 4`11"
Bonus Room	Second	18`11" x 17`6"	Bedroom - Primary	Second	15`2" x 14`5"
Walk-In Closet	Second	10`1" x 7`2"	4pc Ensuite bath	Second	10`5" x 10`1"

Bedroom Second 9`11" x 9`11"
Laundry Second 10`1" x 5`7"
Family Room Suite 14`6" x 12`9"
Eat in Kitchen Suite 11`9" x 8`9"
Laundry Suite 6`0" x 4`9"
Storage Suite 10`6" x 10`6"

Bedroom Second 9`11" x 9`11"
4pc Bathroom Second 10`1" x 4`11"
Bedroom Suite 12`3" x 9`2"
Dinette Suite 8`3" x 4`11"
4pc Bathroom Suite 7`9" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1310142**

Zoning: **R-G**

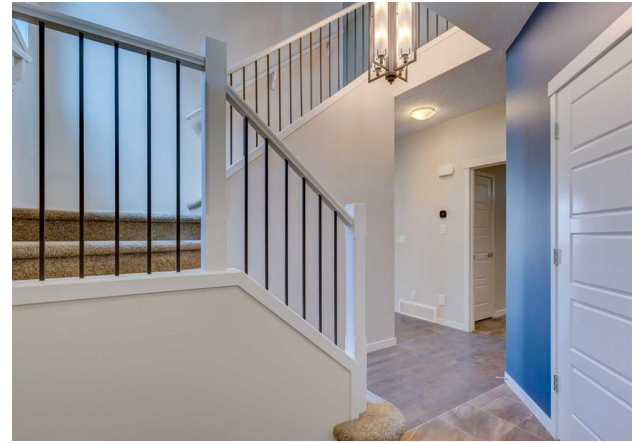
Remarks

Pub Rmks: Welcome to this bright and spacious home with a west-facing backyard and basement legal suite! Located just down the street from the New Brighton Green playground, this property effortlessly combines luxury, comfort, and thoughtful upgrades. The open-concept floor plan is bathed in natural light, making it perfect for entertaining. The kitchen boasts granite countertops and a sleek chimney-style hood fan, seamlessly blending style and functionality. Upstairs, a large bonus room wired for 7.1 surround sound is ideal for movie nights, while CAT 6 cabling in every major room ensures the home is equipped for tech-savvy living. The spa-like ensuite offers heated floors and a luxurious shower with five showerheads, while the conveniently located laundry room connects directly to the primary walk-in closet. Enjoy whole-home audio with ceiling speakers in the great room, primary bedroom, upstairs hallway, and ensuite, plus additional wiring ready for deck speakers. Convenience is key, with a stand-up freezer in the pantry, a garburator, and a central vacuum system. Step outside to a low-maintenance front yard, beautifully landscaped with river rock, and an exposed aggregate driveway that adds to the curb appeal. The backyard includes underground sprinklers for effortless maintenance. The heated garage is a standout feature with pre-wiring for 220V, and ample space for your EV or workshop—perfect for hobbyists or professionals. Additional upgrades include 200-amp electrical service, brand-new 2024 tankless hot water system for endless hot water, central air conditioning, and year-round comfort. The basement suite is currently rented making this property an excellent investment opportunity. Book your showing today!

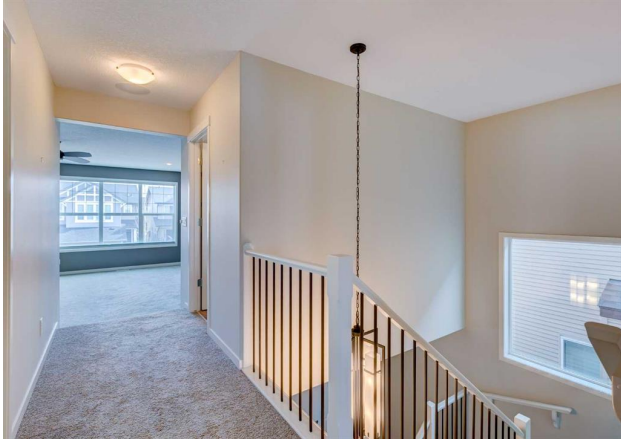
Inclusions: Shed, Suite: Refrigerator, Dishwasher, Hood Fan, Stove, Washer, Dryer
Property Listed By: MaxWell Capital Realty

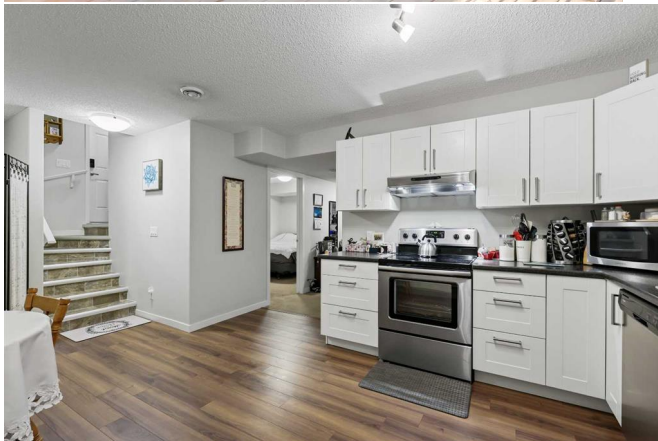
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













2224 BRIGHTONCREST GREEN SE
 2016 CONSTRUCTION
 MAIN LEVEL (AG) - 1,948.54 Sq Ft / 197.41 m²
 UPPER LEVEL (AG) - 1,365.94 Sq Ft / 126.87 m²
 TOTAL ABOVE GRADE RMS SIZE - 2,384.48 Sq Ft / 221.98 m²
 BASEMENT DEVELOPED AREA (BG) - 81.52 Sq Ft / 7.63 m²
 BASEMENT UNDEVELOPED AREA (BG) - 227.03 Sq Ft / 21.09 m²
 TOTAL AG/UG AREA - 3,438.03 Sq Ft / 319.39 m²

