

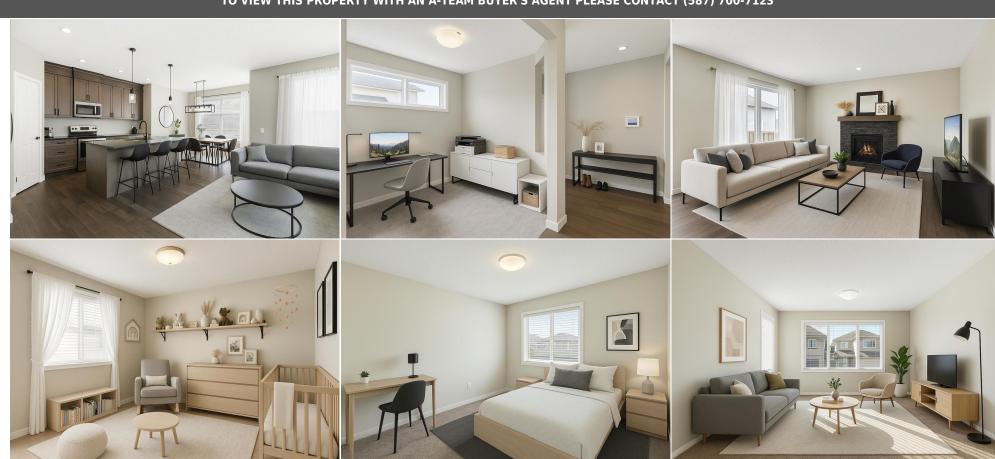
2120 BRIGHTONCREST Green, Calgary T2Z 5A4

MLS®#:	A2209100	Area:	New Brighton	Listing Date:	04/06/25	List Price:	\$719,000				
Status:	Active	County:	Calgary	Change:	None	Associatio	on: Fort McMurray				
	2120 47 Feet Wi	de LOT		General In Prop Type Sub Type: City/Town: Year Built: Lot Inform Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	ation	Residential Detached Calgary 2014 5,425 sqft Cul-De-Sac,Level Double Garage Atta	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: ttl Sqft :	1,900 1,900	DOM 15 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	3 (3) 2.5 (2 1) 2 Storey 4 2	
						Utilities and Feature	25				
Roof: Heating: Sewer:	Asphalt Shingle Construction: Forced Air Concrete,Vinyl Siding,Wood Frame Flooring: Flooring:										
xt Feat:	Other										
						Poured	Concrete				
íitchen Ap nt Feat: Itilities:	ipl:	Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Vinyl Windows									
						Room Information					
<u>oom</u>		Level			<u>IS</u>	<u>Room</u> Legal/Tax/Financia	I	Level	Dim	Dimensions	
tle:				Zoning: R-G							
ee Simp											
egal Desc		1310142				Remarks					

community of New Brighton, SE Calgary. Crafted with custom design, this home boasts a spacious Den/Office area upon entry and showcases exquisite hardwood flooring throughout the main floor. The kitchen offers ample space, top-of-the-line stainless steel appliances, and upgraded cabinets reaching ceiling heights. Accessible from the garage via a Walk-thru Pantry, the kitchen features high-end Granite countertops, complemented by the adjacent dining area. Venturing upstairs, you'll find a sizeable Bonus Room, along with three generously sized bedrooms and two full bathrooms. The primary bedroom boasts a luxurious 4-piece ensuite, while the other two bedrooms exceed average sizes. The property is well-connected to scenic pathways leading to tranquil ponds, ideal for leisurely walks or bike rides, offering both convenience and serenity. New Brighton is a well-rounded community with easy access to major roadways, amenities, schools, and parks. The basement presents an opportunity for your creative vision—a blank canvas ready to unfold your dreams. This home in New Brighton promises an exceptional living experience, blending comfort, convenience, and limitless possibilities. Flexible Ownership Options: Whether you want to diversify your investment portfolio or seek a worry-free property ownership experience, this offering caters to all. This investment is as convenient as it is lucrative. Community Impact: By investing in this property, you're not just securing a financial asset; you're contributing to a supportive and active lifestyle community for young ones and seniors, making a positive impact in the lives of many. Reach out to your preferred Real Estate Agent today to schedule a private viewing. N/A

Inclusions: Property Listed By:

RE/MAX Real Estate (Mountain View)



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



