



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**  
Lot Information  
Lot Sz Ar: **5,425 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,900**  
Low Sqft:  
Ttl Sqft: **1,900**

DOM

**15**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Vinyl Windows**  
Utilities:

Room Information

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

Title: <b>Fee Simple</b>	Zoning: <b>R-G</b>
Legal Desc: <b>1310142</b>	

Remarks

Pub Rmks: **\*\*\*Freshly Painted\*\*\* Look no further if you're searching for a home with an RV parking space. Welcome to this move-in-ready residence nestled in the esteemed**

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.

Inclusions:

Property Listed By:

N/A

RE/MAX Real Estate (Mountain View)

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





