

132 Brightoncrest Point SE Calgary, Alberta

MLS # A2215909



\$779,800

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| Division: | New Brighton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,169 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Front Drive, Side By Side | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance

Inclusions: TV and TV mounts in Primary Bedroom and Main Floor Living Room (above Fireplace).

Located in the desirable community of New Brighton, this unique Cedarglen home offers a rare walkout illegal suite with a private entrance, backing onto a beautifully treed municipal reserve. Featuring over 3000 total square feet, 4 bedrooms and 3.5 bathrooms with a fully developed basement and oversized attached double garage with overhead storage. The open-concept main floor boasts elegant hardwood throughout and a spacious great room anchored by a stunning brick fireplace. The stylish kitchen includes upgraded gourmet appliances such as a gas stove, professional range hood, and oversized French door fridge. White kitchen cabinetry and extended ceiling-height add both charm and practicality, while the walk-through pantry offers additional storage. The expansive dining and living area opens onto a large deck w/glass railings overlooking serene trees and a pond. Outdoor stairs lead down to the low maintenance backyard w/artificial turf, ideal for entertaining with a fire pit and extended stamped concrete patio. Large windows and thoughtfully placed lighting flood the home with natural light. Upstairs, the generous primary bedroom features a large walk in closet separate from the luxurious 6-piece ensuite with an oversized stand up shower and tub . Two additional bedrooms are bright and spacious that share a 4 piece bathroom. There is the convenience of upper-level laundry w/additional shelving adding to the everyday ease. The professionally finished walkout level includes a self-contained illegal suite with its own entrance from the basement or thru the garage. A kitchenette, bedroom, 3 piece bathroom, spacious living area, and laundry — perfect for extended family or can be an income generating rental. Additional upgrades include central A/C, water softener, rough-in for a hot tub, extended front concrete driveway, concrete side

walkway and steps. Beautifully landscaped front and back yards with artificial turf, paving stones and storage shed for extra function and appeal.