

## 2087 Brightoncrest Common SE Calgary, Alberta

**MLS # A2220083**



**\$759,000**

|                  |                               |               |                   |
|------------------|-------------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton                  |               |                   |
| <b>Type:</b>     | Residential/House             |               |                   |
| <b>Style:</b>    | 2 Storey                      |               |                   |
| <b>Size:</b>     | 2,115 sq.ft.                  | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 4                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached        |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                     |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Level |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows        |                   |      |
| <b>Inclusions:</b> | Dishwasher (Basement), Refrigerator (Basement), Electric Stove (Basement), Hood-Fan (Basement) |                   |      |

2014 Built. The fully renovated basement features a second FULL KITCHEN, making it ideal as a mother-in-law suite or readily convertible into a legal suite with easy access to build a Side Entrance (Subject to city approval). A stunning Cedarglen Homes property boasts over 3,000 sq. ft. of luxurious living space. This elegant home features hardwood flooring throughout the main level, an inviting open foyer, 9-ft. knockdown ceilings, and abundant natural light. A feature fireplace highlights the living room, while the modern kitchen is equipped with beautiful Quartz countertops, an undermount sink, a gas stove, and stainless steel appliances. The versatile flex space—perfect for dining, a home office, or even an additional room—comes with stylish cabinets, a corner pantry, and double French glass doors. Upstairs, the spacious master suite includes a spa-like ensuite with double sinks, a garden tub, a separate shower, and a large window. Two additional generously sized bedrooms are also located on the upper floor. A bonus room offers flexibility as a fourth bedroom or extra living space. A heated double garage provides ample storage, and the massive extended back deck, accessible from the kitchen's sliding doors, opens to a spacious yard ideal for year-round enjoyment. Located on a quiet street steps from a beautiful 20-acre park with walking paths, this immaculate home is in a fantastic family-friendly neighbourhood. Enjoy a nearby playground, a community center with a splash park and ice skating rink, and easy access to New Brighton Pond. Conveniently close to shopping and major roads, this move-in-ready home is waiting for you. The fully developed basement features Vinyl Plank Flooring, a large family room, a fourth bedroom, and a four-piece bathroom—perfect for extra entertaining space or rental potential. All the

furniture is negotiable. Contact your preferred Real Estate Agent today to schedule a private viewing.