

2235 Brightoncrest Green SE
Calgary, Alberta

MLS # A2288284



\$699,999

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,766 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	No Back Lane		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters

Inclusions: Gazebo on rear deck

OPEN HOUSE: SATURDAY FEB 28th 2:00 – 4:00 PM — WOW! Looking for a perfect family home, FULLY FINISHED WITH AN ILLEGAL SUITE? With a total of 4 BEDROOMS and 3.5 BATHROOMS, This home is located across from a TOT LOT so you can watch your children play from the house. Welcome to 2235 Brightoncrest Green SE, a beautifully maintained NEWER HOME (2014) on a QUIET STREET in the heart of New Brighton, offering nearly 2,500 SQ.FT. OF DEVELOPED LIVING SPACE designed for comfort, style, and everyday living. The main floor features HARDWOOD FLOORS, a bright open layout, and a kitchen with GRANITE COUNTERTOPS and BEAUTIFUL CABINETRY that flows effortlessly into the living room with a FIREPLACE, perfect for family gatherings and entertaining. Upstairs includes spacious living areas, 3 BEDROOMS, and a bonus room, while the FULLY FINISHED BASEMENT with SEPARATE ENTRANCE ILLEGAL SUITE and SEPARATE LAUNDRY has been updated with BRAND NEW PAINT AND FLOORING. Additional highlights include a HIGH-CEILING GARAGE for extra storage and a private backyard with a DECK AND GAZEBO INCLUDED for relaxing summer evenings or weekend barbecues. Families will love the COMMUNITY LIFESTYLE — close to PARKS, WALKING AND BIKING PATHS, SCHOOLS , PLAYGROUNDS, and expansive green spaces with Park and Brighton Pond. Residents also enjoy the NEW BRIGHTON ATHLETIC PARK with multi-sport fields and playgrounds, plus the NEW BRIGHTON CLUBHOUSE offering splash park, tennis, pickleball, basketball, hockey rink, and year-round activities for all ages. With convenient access to shopping, dining, and everyday amenities, 2235 Brightoncrest Green SE offers a rare combination of SPACE, QUALITY,

AMENITIES, AND LOCATION — a true place to call home.