

**187 Brightondale Crescent SE**  
**Calgary, Alberta**

**MLS # A2291700**



**\$714,900**

|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton                |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | 2 Storey                    |               |                   |
| <b>Size:</b>     | 1,704 sq.ft.                | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 5                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached      |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                   |               |                   |
| <b>Lot Feat:</b> | Cleared, Close to Clubhouse |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Central  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wired for Sound |                   |     |

**Inclusions:** Small Kitchen TV

\*\*\* OPEN HOUSE \*\*\* MARCH, 14 11-1PM \*\*\* MARCH, 15 2-4PM \*\*\*Tucked onto a quiet crescent in the vibrant community of New Brighton, this beautifully maintained home is where comfort, style, and everyday convenience come together. Step inside and feel instantly at home. Sunlight pours through large windows, filling the open-concept main floor with warmth and energy. The inviting living room is the perfect place to relax with family, while the spacious kitchen is ready for everything from quick weekday breakfasts to lively weekend gatherings. With generous counter space, ample cabinetry, and a layout designed for connection, this is a kitchen that truly works for real life. Complimented by a very well developed basement! Upstairs, the home continues to impress with a thoughtfully designed layout featuring comfortable bedrooms and a private primary retreat &mdash; your own quiet place to unwind at the end of the day. The backyard is ready for summer. Whether you're hosting BBQs, enjoying your morning coffee, or watching the kids play, this outdoor space offers the perfect balance of relaxation and room to entertain. But let's talk about the true showstopper&hellip; the garage. This is not just a garage &mdash; it's a retreat. A place to escape, create, watch the game, work on projects, or simply unwind after a long day. Whether you're a hobbyist, a car enthusiast, or someone who just appreciates having their own space to relax, this incredible garage is ready to become your favourite room in the house. Living here also means enjoying everything that makes New Brighton one of Calgary's favourite family communities &mdash; parks, pathways, schools, shopping, and the incredible New Brighton Club with year-round amenities including tennis courts, skating, and a splash park. - Quiet crescent location - Family-friendly

neighbourhood - Bright, welcoming living spaces - Perfect for entertaining inside and out This isn't just a house &mdash; it's the lifestyle you've been waiting for.