

**99 Brightoncrest Point SE**  
**Calgary, Alberta**

**MLS # A2317070**



**\$790,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,092 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub		

**Inclusions:** None

Welcome to this beautifully maintained corner-lot home in the highly sought-after community of New Brighton! Perfect for families and savvy investors alike, this property offers a functional layout with 3 bedrooms on the main floor, including a spacious primary suite with a luxurious 5-piece ensuite and walk-in closet. The modern kitchen features quartz countertops, stainless steel appliances, lots of cabinet spaces and a large island, ideal for family meals and entertaining. The bright and inviting family room is highlighted by a stunning floor-to-ceiling tiled fireplace feature, creating a warm and stylish focal point. The fully developed basement includes a 4th bedroom and a separate entrance, providing excellent potential for multi-generational living or future rental income. Additional features include central air conditioning and central vacuum. Enjoy all that New Brighton has to offer, with nearby schools, public transportation, and fantastic amenities such as walking/biking paths, a water park, hockey rinks, and tennis courts. A great opportunity to own a versatile home in a family-friendly community!