

# \$619,900 - 27 Brightondale Crescent Se, Calgary

MLS® #A2079375

**\$619,900**

3 Bedroom, 4.00 Bathroom, 1,757 sqft  
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

**\*BACK ON THE MARKET DUE TO FINANCING\*** Nestled in a charming two-story home with a fully finished lower level, you'll find comfort at every turn. This 3-bedroom, 3.5-bathroom abode is fully **AIR-CONDITIONED**, offering a cozy retreat for those hot summer days. Step out to your professionally landscaped south-facing backyard, just a stone's throw from the New Brighton Club, and you'll know you're in for something special.

From the moment you enter, you'll feel right at home in this well-maintained property. The spacious kitchen, complete with extra cabinetry and upgraded appliances, opens seamlessly onto a **STUNNING** backyard deck – the perfect spot for gatherings and outdoor relaxation.

The main living area boasts warm hardwood floors, a welcoming fireplace with a hearth, and tall windows that invite the sunshine in. For added convenience, a half bath with enclosed laundry sits just off the garage entrance, ensuring easy access to the heart of the home.

Upstairs, a generously sized bonus room awaits, featuring **CATHEDRAL** ceilings and large windows that provide ample natural light. Two additional bedrooms provide plenty of space for family or guests. The master bedroom offers a peaceful retreat with its



step-up ensuite, complete with a relaxing soaking tub nestled in a window-surrounded vestibule.

The lower level is thoughtfully designed, featuring an extended family room and a fully operational cedar sauna, along with a convenient two-piece bath. Add in the two-car garage, and you're all set for the summer season.

In addition to the New Brighton Club, you'll find a wealth of amenities within walking distance, making this neighborhood a true gem. Your future home awaits, complete with a professionally landscaped backyard for all your outdoor adventures and a community brimming with convenient amenities.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2079375    |
| Price          | \$619,900   |
| Sold Price     | \$606,500   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,757       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 27 Brightondale Crescent Se |
| Subdivision | New Brighton                |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | t2z 4g6 |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Other, Park, Recreation Facilities |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached             |

### **Interior**

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Steam Room, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                                     |

### **Exterior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Other                                                     |
| Lot Description   | Back Yard, Landscaped, Level, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                           |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2023 |
| Date Sold      | October 19th, 2023  |
| Days on Market | 41                  |
| Zoning         | R-1N                |
| HOA Fees       | 345.00              |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

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