

\$625,000 - 95 Brightoncrest Point Se, Calgary

MLS® #A2085287

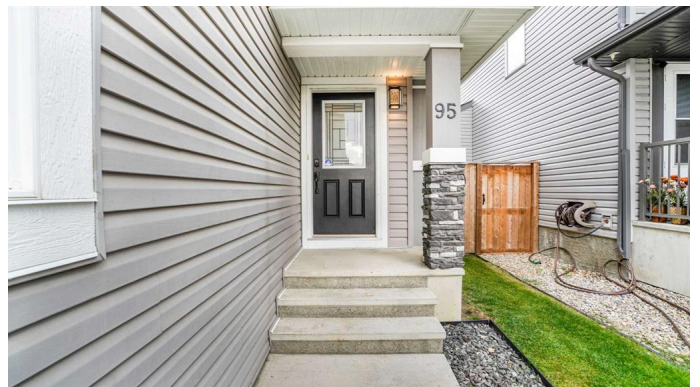
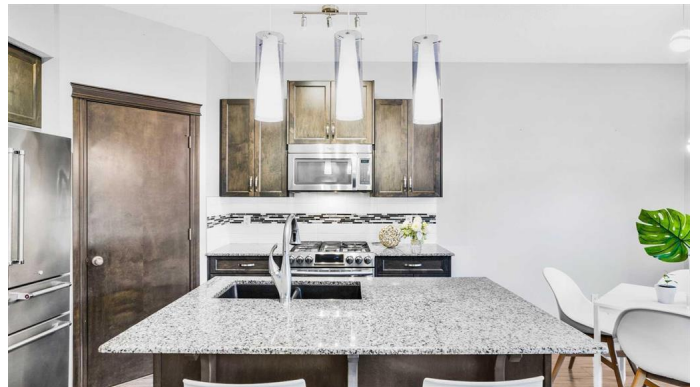
\$625,000

3 Bedroom, 3.00 Bathroom, 1,831 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Welcome to 95 BRIGHTONCREST POINT SE, this home would be PERFECT for a couple with dreams of expanding their family, a downsizer, or those with young kiddos. It features over 1,831 sqft of developed space, 3 bedrooms, 2.5 bathrooms, a BONUS ROOM, a HEATED GARAGE, a HOT TUB, & a PARTIALLY FINISHED BASEMENT awaiting your creative touch. Upon entering, you can appreciate this SPACIOUS ENTRANCE w/ a perfect wall for a bench or even a long mirror. Head towards your OPEN FLOOR PLAN, where youâ€™ll find a powder room to your left, a BEAUTIFUL KITCHEN w/ dark cabinetry, & GRANITE COUNTERTOPS & check out your UPDATED HIGH-END KITCHEN AID & Whirlpool APPLIANCES! These appliances have all the bells and whistles! You have a convenient walk-through pantry leading into your mudroom from your double attached HEATED GARAGE & just off your kitchen, youâ€™ll find your DINING ROOM w/ a beautiful light fixture & sliding doors onto your backyard - perfect for letting the kids play! In the backyard, you'll find an OVERSIZED DECK & YOU GET A HOT TUB!! This backyard is private, just the right size & easy to maintain. Not only that but this home is fully equipped w/ AIR CONDITIONING. Coming back inside, you can appreciate the SIZE of this living room & the multiple configurations you could have, along w/ your corner GAS FIREPLACE! To finish off this level you have a door leading to your



basement, & a beautiful staircase going UP. Upstairs, you'll find 3 bedrooms, w/ WALK-IN CLOSETS IN EVERY ROOM, a 2nd bathroom w/ a perfect design for kids, UPSTAIRS LAUNDRY, & a multi-purpose BONUS ROOM, perfect for an office, a kids' playroom, a workout space, or hobby room! The upstairs is finished off w/ a large MASTER RETREAT, big enough to fit a king-sized bed w/ nightstands on both sides & room for more bedroom furniture, a LARGE WALK-IN CLOSET, & 5-piece ENSUITE bathroom w/ DOUBLE VANITY & even a BUILT-IN MAKE-UP DESK! This home is a really great size, but just in case you need a little more space, you still have a partially finished BASEMENT that's already FRAMED in for a 4th BEDROOM, bathroom & a BIG LOUNGE AREA. I love this home for many reasons, but one of them is that it's located in this SOUGHT-OUT FAMILY FRIENDLY COMMUNITY of New Brighton. You're on a private street, perfect for letting your kids play hockey outside, & walking distance to extensive walking paths; schools, parks, convenience stores, the New Brighton Athletic Park, the Clubhouse w/ Sporting Courts, a Skating Rink in the Winter & a Splash Park in the Summer, & you have 130th Ave. for all your shopping, groceries and dining. This home was built by Shane Homes a reputable builder in 2015 - it's in basically brand new condition & on top of all the amazing features I've already mentioned, it also has BLINDS, a LENNOX HIGH-EFFICIENCY FURNACE & WATER TANK, a 220 amp ELECTRICAL PANEL, a WATER SOFTENER, & a NEW ROOF (2022) - with the Green line C-train coming to the South East Calgary, NOW is your time to get in - BOOK YOUR SHOWING TODAY!

Built in 2015

Essential Information

MLS® #	A2085287
Price	\$625,000
Sold Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,831
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	95 Brightoncrest Point Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 5A7

Amenities

Amenities	Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Spa/Hot Tub, Visitor Parking
Utilities	Fiber Optics Available, Garbage Collection, High Speed Internet Available
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Heating	High Efficiency, Fireplace(s), Forced Air, Hot Water, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Partially Finished, See Remarks, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	November 9th, 2023
Days on Market	34
Zoning	R-1N
HOA Fees	345.45
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX FIRST
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