

# \$514,900 - 42 Brightoncrest Grove Se, Calgary

MLS® #A2093286

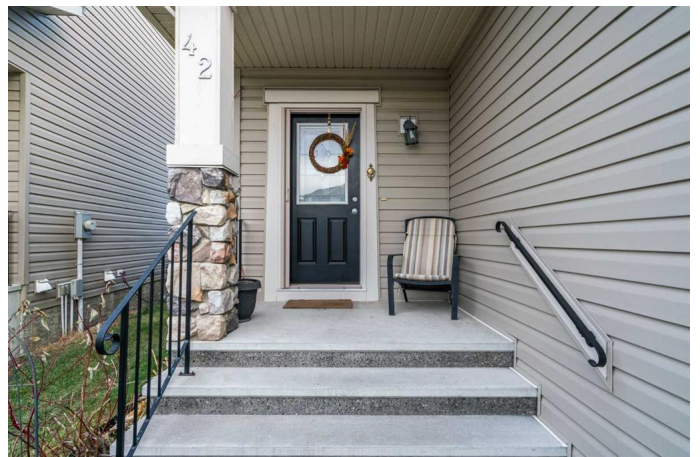
**\$514,900**

3 Bedroom, 4.00 Bathroom, 1,362 sqft

Residential on 0.07 Acres

New Brighton, Calgary, Alberta

WELCOME HOME! This home on Brightonstone Grove, is a community within a community! Located in the highly desirable New Brighton, tucked away on a quiet street, just steps away from the beautiful green belt & Athletic Park with tons of walking paths & greenery. Presenting a lovely semi-detached home with attached garage featuring over 1970 square feet of living space. The main floor boasts a large foyer with direct access to a convenient mudroom & 2 pc bathroom. You'll also notice the high ceilings & maple hardwood. Next you'll find the open concept kitchen which overlooks both the living & dining areas. The bright kitchen offers a fantastic space for entertaining & includes a large island with breakfast bar, maple shaker style full height cabinetry & granite countertops. Cozy up in front of the gas fireplace in the family room. Moving to the upper level you will find 2 large bedrooms, both with ensuites & massive walk-in closets! This level also has a designated office space with built-in shelving. Basement is fully developed and boasts a large, cozy family room, laundry room, and a 4 piece bath. Tons of space for games nights and movie night! The backyard features a beautiful extended deck, perfect for summer nights and entertaining. Affordable living for first time home buyers with NO condo fees. Easy access to Deerfoot and Stoney Trail, with shopping, restaurants, transit, parks and schools a short stroll away. Don't miss out on



your chance to own this stunning home!

Built in 2009

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2093286               |
| Price          | \$514,900              |
| Sold Price     | \$510,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,362                  |
| Acres          | 0.07                   |
| Year Built     | 2009                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 42 Brightoncrest Grove Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 0V6                   |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Other                                                           |
| Parking Spaces | 2                                                               |
| Parking        | Driveway, Garage Faces Front, Oversized, Single Garage Attached |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Pantry, See Remarks |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer                                   |
| Heating           | Forced Air, Natural Gas                                                                                 |

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Storage             |
| Lot Description   | Back Yard           |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2023 |
| Date Sold      | December 1st, 2023  |
| Days on Market | 16                  |
| Zoning         | R-2                 |
| HOA Fees       | 345.45              |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.