

# \$699,900 - 115 Brightoncrest Terrace Se, Calgary

MLS® #A2120052

**\$699,900**

3 Bedroom, 4.00 Bathroom, 1,721 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

OPEN HOUSE SUNDAY APRIL 21ST, 1 -3 PM. Welcome to your dream home! Here is what you have been waiting for, a WALK-OUT, FULLY-FINISHED home at the PREMIUM LOCATION, one of the best in the community. This home is located on the most sought-after VIEW LOT. We offer an AMAZING PANORAMIC VIEW. Home backs onto a LARGE PARK with bike and walking paths and mountain views. Well cared for by the original owners, here you will find a 2 storey home with almost 2,500 Sq ft of developed living space, 3 bedrooms, 3.5 bathrooms, plus BONUS ROOM on the upper floor. In the front you will find a WIDENED DRIVEWAY and a double attached garage. Main floor greets you with an open layout, white MODERN KITCHEN, cozy family room, dining area opening to a HUGE DECK to enjoy the amazing view. Main floor laundry and guest bathroom. Upper floor offers a LARGE BONUS ROOM (with a cozy fireplace), 3 bedrooms, Master suite with an ensuite bath (oversized shower) and a walk-in closet. FULLY-FINISHED WALK-OUT basement has a large family room and 3rd full bathroom, opening to the large backyard with EXTENSIVE LANDSCAPING. Siding was completely replaced on all sides of the home in 2022. This home is at a RARE LOCATION, a beauty inside and out. It must be seen to be appreciated. NEW BRIGHTON is one of the MOST SOUGHT AFTER communities in the SE with multiple levels of NEW SCHOOLS, PARKS, POND, SHOPS. New Brighton



community has a CLUB HOUSE, YEAR ROUND ACTIVITIES, TENNIS COURTS, WATER PARK, HOCKEY RINK, BASEBALL DIAMOND. Bus 302 goes DIRECTLY DOWNTOWN. South Health campus is near by. This is a SPECIAL HOME on one of the best lots in the community, don't miss it!

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2120052    |
| Price          | \$699,900   |
| Sold Price     | \$690,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,721       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 115 Brightoncrest Terrace Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 0Z8                      |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | None                                      |
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, Pantry, Separate Entrance                |
| Appliances        | Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Central, Fireplace(s), Forced Air, Natural Gas                                                             |
| Cooling           | Central Air                                                                                                |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas                                                                                                        |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Dog Run           |
| Lot Description   | Backs on to Park/Green Space    |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2024 |
| Date Sold      | May 7th, 2024   |
| Days on Market | 33              |
| Zoning         | R1              |
| HOA Fees       | 355.95          |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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