

\$659,900 - 75 Brightondale Crescent Se, Calgary

MLS® #A2145116

\$659,900

4 Bedroom, 4.00 Bathroom, 1,808 sqft
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Jewel of a Deal!!! Convenient New Brighton Location - Steps away from the Clubhouse, ponds, Ice rink, parks, pathways, schools, shopping, soccer, skate park, hospital, transit, and the major south expressways. An excellent air-conditioned URBAN STYLE HOME with many upgraded features & meticulously crafted - Truly a custom-built dream home. Over 2600+ SF of living space offering 3 upper bedrooms, a professionally finished basement with permits, a bonus room, four baths & a super-sized primary bedroom with an ensuite... Check out the floor plan and 3D tour! This OPEN design features an intelligent CHEF's kitchen overlooking the dining area and great room. Upgraded Fit & Finish features include a gas fireplace with stone detail, luxurious vinyl plank flooring, tile floors, light & plumbing fixtures, modern white-painted baseboards, doors, casings, maple railings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (maple shaker style cabinet doors & trims), with a gas cooktop stove with hood fan cover, upgraded stainless steel appliances & a big corner pantry, a tiled backsplash, recessed lighting, a dramatic central island with a raised eating & sink. Upstairs includes a front bonus room with built-in ceiling speakers and two good-sized spare bedrooms. NOTE: The upper Bonus room is conveniently located at the top of the staircase for modern family living and movie nights. Other impressive features include an



75 BRIGHTONDALE CRESCENT SE

RECA MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 796.35 Sq Ft / 73.98 m²

UPPER LEVEL (AG) - 1,011.78 Sq Ft / 93.99 m²

TOTAL ABOVE GRADE RMS SIZE - 1,808.13 Sq Ft / 167.97 m²

BASEMENT DEVELOPED AREA (BG) - 564.87 Sq Ft / 52.48 m²

BASEMENT UNDEVELOPED AREA (BG) - 228.13 Sq Ft / 21.19 m²

TOTAL AG/BG AREA - 2,601.13 Sq Ft / 241.64 m²



oversized, fully insulated double attached garage, a finished basement, a big south-facing back yard with low maintenance landscaping, two wood decks, a fully fenced, sunny private backyard setting, rich front curb appeal with wood details, stonework, paneled garage door and covered front entry. You must put this home onto your 'Must See List! Check out the New Brighton®'s community features. Website notes: "Operated by the NBRA, the New Brighton Clubhouse is a year-round recreational facility, consisting of a 6500 square foot building. Also on site are 2 tennis courts, a beach volleyball court, basketball courts, a splash park, a playground, and a hockey rink. Members can access these facilities using their issued membership card and sign in to guests. The Bell Tower amenities, pond fountains, and community entrances are a few other community features the NBRA maintains. In addition to maintaining community features, the NBRA employs a full-time recreation team at the New Brighton Clubhouse, responsible for implementing recreational programs and events using various facilities and amenities within the park. To meet all its members' needs, the NBRA offers a variety of fitness, educational, and creative programs for all ages." Call your friendly REALTOR(R) to book a viewing!

Built in 2002

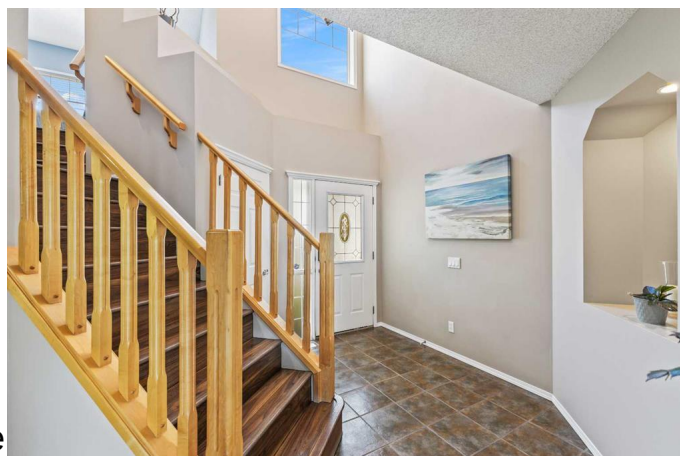
Essential Information

MLS® #	A2145116
Price	\$659,900
Sold Price	\$655,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,808

Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	75 Brightondale Crescent Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4G6



Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated, Oversized, Side By Side

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Central, Exhaust Fan, Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Interior Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 17th, 2024
Days on Market	20
Zoning	R-1N
HOA Fees	355.96
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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