

# \$723,000 - 1117 Brightoncrest Common Se, Calgary

MLS® #A2150199

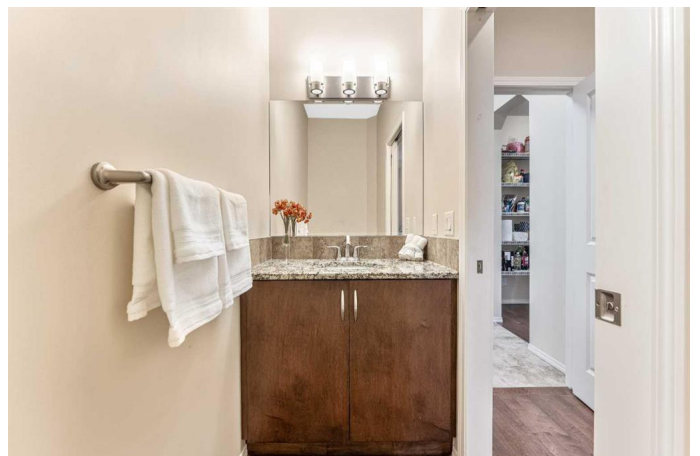
**\$723,000**

3 Bedroom, 3.00 Bathroom, 2,277 sqft

Residential on 0.10 Acres

New Brighton, Calgary, Alberta

Seize the opportunity to own this stunning home in a phenomenal location with direct access to a park, walking/biking trails, and expansive green space for relaxation and recreation! Situated in a prime location, this property backs onto the famous Athletic Field in New Brighton and is just a few steps away from New Brighton Pond. This meticulously maintained 2-storey home features 3 spacious bedrooms, 2.5 bathrooms, and over 2,275 sq. ft. of living space above ground. Step inside to be greeted by a large foyer, abundant natural light, and high ceilings throughout the main floor with hardwood flooring. Off to the side, you'll find a convenient powder room. Head into the heart of the home where you will discover a semi-private room with French doors, perfect for an at-home office or children's play area. The open concept living area provides plenty of room for a large family. The chef's kitchen features a large center island, ample counter space, stainless steel appliances, and a walk-through pantry leading to the mudroom. The dining and living room include large windows showcasing your backyard, perfect for hosting gatherings or enjoying a quiet night with the family. Complete with a rear deck and fire pit area, the yard offers plentiful space for relaxation and play. Upstairs is a generous bonus room situated between the bedrooms providing additional privacy, perfect for late-night movies or conversion into a 4th bedroom. The king-sized primary suite includes a 5-piece



ensuite with a dual vanity, deep soaker tub, separate shower, and a large walk-in closet with organizers. Both additional bedrooms are spacious and share the main upstairs bath. A bright upstairs laundry room finishes off the top floor, eliminating the need to carry baskets up and down stairs. The unfinished basement provides an additional 1,000 sq. ft. with rough-in plumbing and two large egress windows, offering plenty of space to develop as you wish. Noteworthy updates include a new 50-gallon water tank, high-efficiency HRV system, Kinetico water softener, and a water filter purifier in the kitchen, garage is long enough to fit three-quarter-ton truck. Most of the walls have been recently painted, and the home has been professionally cleaned. Situated on a quiet street with fabulous neighbors, steps from multiple schools and public transit, this vibrant community offers many recreational activities, including a skatepark, splash water park, playgrounds, tennis courts, beach volleyball, an ice-skating rink, and a recreation center. This is a home you will not want to miss!

Built in 2011

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2150199    |
| Price          | \$723,000   |
| Sold Price     | \$730,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,277       |
| Acres          | 0.10        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Sold     |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1117 Brightoncrest Common Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 1A2                      |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | None                                                                     |
| Parking Spaces | 4                                                                        |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener                                                                        |
| Heating           | High Efficiency, Forced Air                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                  |
| Fireplaces        | Gas, Living Room, Mantle, Oak                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, No Neighbours Behind, Many Trees, Private, Views |
| Roof              | Asphalt Shingle                                                                                                     |
| Construction      | Vinyl Siding, Wood Frame                                                                                            |
| Foundation        | Poured Concrete                                                                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2024 |
| Date Sold      | July 30th, 2024 |
| Days on Market | 12              |
| Zoning         | R-1N            |
| HOA Fees       | 355.95          |
| HOA Fees Freq. | ANN             |

**Listing Details**

Listing Office            Real Estate Professionals Inc.

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