

# **\$575,000 - 13 Brightoncrest Grove Se, Calgary**

MLS® #A2168447

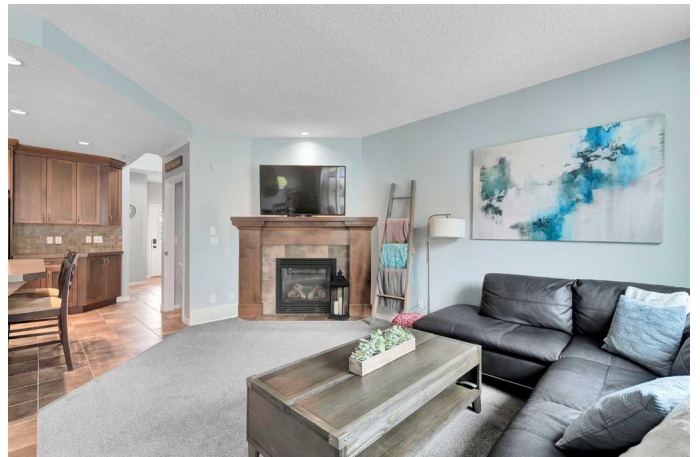
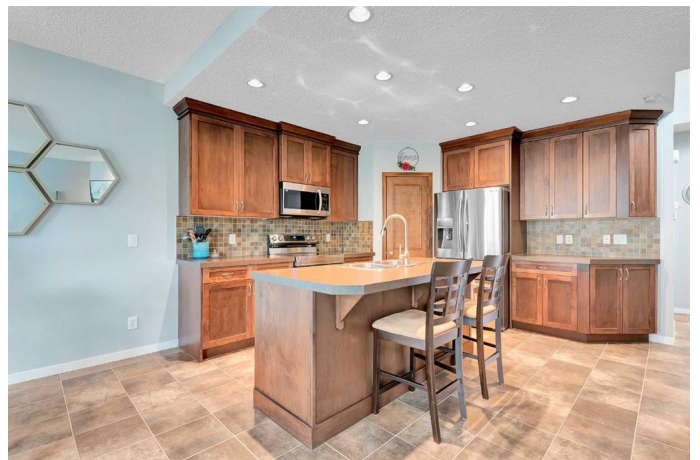
## **\$575,000**

4 Bedroom, 4.00 Bathroom, 1,516 sqft  
Residential on 0.07 Acres

New Brighton, Calgary, Alberta

Fabulously well-maintained duplex in the popular south east community of New Brighton. Located close to parks, schools, shopping, and amenities. Featuring 4 bedrooms, 3.5 bathrooms, and 2069 sq.ft of total finished living space. With convenient attached garage and driveway for additional parking. Plus there's NO CONDO FEES. Entering the property you are welcomed with a grand foyer with vaulted ceiling. The very functional entry area has room for a bench, and a number of coat and storage closets -keeping clutter out of sight, and a conveniently located half bathroom. Leading through to the open plan living area with 9ft ceiling, you will find a generous kitchen with wood cabinet doors and STAINLESS STEEL APPLIANCES (including a brand new stove and microwave hood fan), a large corner pantry, and kitchen island with breakfast bar. The separate dining area leads out through patio doors to a deck with gazebo- a great social gathering space. And the inviting living room, looking out over the landscaped backyard, features custom cellular blinds, and a cozy corner gas fireplace with wood surround.

The wide staircase with contemporary wood railings leads up to the 2nd floor, and a window floods light into the upper hallway. There are 3 bedrooms on this level: the master bedroom features a walk-in closet and en-suite bathroom with oversized shower enclosure. There are two good sized bedrooms, a family



bathroom with soaker tub, and a linen closet. In the finished basement you will find a recreation/family room, a 4th bedroom, and a 3rd full bathroom. The laundry room features silver washer and dryer with storage drawers, and the furnace room is neatly arranged. There is also a large storage closet at the bottom of the stairs with built in shelving helping keep everything neatly tucked away. The west facing landscaped backyard features Aspen trees for privacy, and garden/planter boxes and is perfect for gardeners, children, and pets. This property is sure to impress and would suit a number of buyers, young or old, families or singles. Possession 30 days/negotiable. Book a viewing with your Realtor to see why this would be a smart move for you!

Built in 2009

### **Essential Information**

MLS® #	A2168447
Price	\$575,000
Sold Price	\$572,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,516
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### **Community Information**

Address	13 Brightoncrest Grove Se
Subdivision	New Brighton

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0V6

### Amenities

Amenities	Clubhouse, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Driveway, Single Garage Attached, Front Drive, Garage Faces Front

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Few Trees, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

### Additional Information

Date Listed	September 25th, 2024
Date Sold	October 26th, 2024
Days on Market	31
Zoning	R-G
HOA Fees	355.95
HOA Fees Freq.	ANN

### Listing Details

Listing Office

2% 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.