

\$535,000 - 3 Brightoncrest Way Se, Calgary

MLS® #A2168648

\$535,000

3 Bedroom, 3.00 Bathroom, 1,499 sqft
Residential on 0.08 Acres

New Brighton, Calgary, Alberta

WELCOME to this incredibly well maintained home in the coveted community of New Brighton! Ideally located close to parks, schools and shopping. This two storey, 3 bedroom home, with over 2100 sq ft of total living space, is ready for you and your family to move in. As you walk up to the home, you will love the beautiful landscaping of the front yard, complete with sprinkler system. Through the front door, step into the open foyer with a coat closet and powder room just to the side. Follow through to the kitchen with gorgeous hardwood floors, lots of cupboards and a huge corner pantry! The island is great for meal prep, with bar stool seating as well! This leads into the open living room and dining room. Lots of large windows allow the natural light to shine through. There is a gas fireplace in the living room, lots of space for the whole family to enjoy spending time together! Share meals at your table in the dining room, with patio doors leading to the back yard. Step out onto your west facing two tiered back deck for some relaxing outdoor time. This deck comes with pull down shades and a sail for extra comfort and privacy. There is also a gas line on the deck for those summer BBQ's with friends! Upstairs you will find a very spacious primary bedroom with a walk-in closet (with a window for great light!) and an ensuite bathroom. Your own private oasis! The two other bedrooms on this level are both a good size for the kids or your home office. The bathroom is convenient from both of these rooms. The basement is



untouched and waiting for your ideas. There is an oversized single attached garage, with shelving and a workbench. Additional parking on the front driveway too! New Brighton has a great rec area, with racket courts, skating rink, water park and more! Fabulous for the whole family all year round! There is every type of shop and service you could need conveniently located on 130th Ave. Easy access to Stoney Trail and Deerfoot Trail. Come and see all that this home has to offer and make it your own!

Built in 2008

Essential Information

MLS® #	A2168648
Price	\$535,000
Sold Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,499
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3 Brightoncrest Way Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0V7

Amenities

Amenities	Playground, Racquet Courts, Recreation Facilities
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Parking Spaces	2
Parking	Garage Door Opener, Insulated, Parking Pad, Driveway, Garage Faces Front, Oversized, Single Garage Attached, Workshop in Garage

Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s), Breakfast Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Blower Fan
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Awning(s)
Lot Description	Back Yard, Corner Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 6th, 2024
Days on Market	10
Zoning	R-G
HOA Fees	356.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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