



GRASSROOTS
REALTY GROUP

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2235 Brightoncrest Green SE
Calgary, Alberta

MLS # A2288284



\$638,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,766 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Gazebo on rear deck

WOW! Looking for a perfect family home, FULLY FINISHED WITH AN ILLEGAL SUITE? With a total of 4 BEDROOMS and 3.5 BATHROOMS, This home is located across from a TOT LOT so you can watch your children play from the house. Welcome to 2235 Brightoncrest Green SE, a beautifully maintained NEWER HOME (2014) on a QUIET STREET in the heart of New Brighton, offering nearly 2,500 SQ.FT. OF DEVELOPED LIVING SPACE designed for comfort, style, and everyday living. The main floor features HARDWOOD FLOORS, a bright open layout, and a kitchen with GRANITE COUNTERTOPS and BEAUTIFUL CABINETRY that flows effortlessly into the living room with a FIREPLACE, perfect for family gatherings and entertaining. Upstairs includes spacious living areas, 3 BEDROOMS, and a bonus room, while the FULLY FINISHED BASEMENT with SEPARATE ENTRANCE ILLEGAL SUITE and SEPARATE LAUNDRY has been updated with BRAND NEW PAINT AND FLOORING. Additional highlights include a HIGH-CEILING GARAGE for extra storage and a private backyard with a DECK AND GAZEBO INCLUDED for relaxing summer evenings or weekend barbecues. Families will love the COMMUNITY LIFESTYLE — close to PARKS, WALKING AND BIKING PATHS, SCHOOLS , PLAYGROUNDS, and expansive green spaces with Park and Brighton Pond. Residents also enjoy the NEW BRIGHTON ATHLETIC PARK with multi-sport fields and playgrounds, plus the NEW BRIGHTON CLUBHOUSE offering splash park, tennis, pickleball, basketball, hockey rink, and year-round activities for all ages. With convenient access to shopping, dining, and everyday amenities, 2235 Brightoncrest Green SE offers a rare combination of SPACE, QUALITY, AMENITIES, AND LOCATION — a true place to call

home.