



**116 Brightoncrest Manor SE
Calgary, Alberta**

MLS # A2288485



\$689,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,099 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Stone Counters, Vinyl Windows		

Inclusions: Window Blinds

Welcome to this original-owner home in the heart of New Brighton. Truly one of the best-kept homes in the area, you’ll immediately notice the meticulous upkeep and genuine pride of ownership throughout. The main floor is thoughtfully designed for both function and flexibility, featuring gleaming hardwood floors that add warmth and elegance. The oversized front office is ideal for working from home or creating a quiet retreat. A convenient half bath, warm and inviting living room with a cozy gas fireplace, and a spacious dining area flow seamlessly together – creating the perfect setting for everyday living and effortless entertaining. The kitchen is both practical and welcoming, complete with a walk-in pantry, abundant cabinetry, and plenty of prep space for the home chef. Upstairs, you’ll find three generously sized bedrooms, including a comfortable primary retreat with a 5-piece ensuite. An additional full bathroom ensures convenience for the whole family. The bright and airy bonus room offers endless possibilities – whether you envision a playroom, media space, home gym, or even a fourth bedroom. Additional highlights include central air conditioning, a newer hot water tank, and a Data-4 integrated system for modern-day convenience. The unfinished basement provides a blank canvas, ready for your personal vision and future development. Located just steps from scenic walking paths and green space, this home offers the perfect balance of comfort, functionality, and lifestyle in one of Calgary’s most desirable southeast communities. A rare opportunity to own a lovingly maintained home in an exceptional location – book your private showing today.