



**80 Brightoncrest Point SE
Calgary, Alberta**

MLS # A2306642



\$724,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Interior Lot, Lawn, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

Tucked into one of the most peaceful pockets of New Brighton, this Cedarglen built home sits on a quiet street (last street development in the community) where kids can still ride bikes out front and neighbours actually know each other. It's the kind of setting families look for but rarely find, low traffic, a strong sense of community, and access to everything that makes southeast Calgary so liveable. New Brighton is designed with families in mind, with the New Brighton Club serving as a year round hub for skating, tennis, splash parks, and community events that make it easy to feel at home. Pathways wind through the neighbourhood, connecting parks, playgrounds, and schools, while everyday essentials are just minutes away at 130th Avenue Shopping District. It's a place where weekends are full, commutes are manageable, and kids grow up with space to explore. Inside, the home balances style and function in all the right ways. The main floor welcomes you with warm hardwood, a generous entry, and an open layout that naturally brings people together. The kitchen is the true heart of the home anchored by a large quartz island, gas stove, wine fridge, and a walk-in pantry that keeps everything within reach but out of sight. From here, sits a spacious living room with a corner stone surround fireplace and adjacent dining area that looks out over the backyard. Sliding glass doors offer easy access to a multi-tiered composite deck built for long summer evenings and easy entertaining. Upstairs is thoughtfully laid out for family life, with three bedrooms, convenient laundry, and a bonus room that offers a cozy retreat with its own gas fireplace. The primary suite feels like a true escape, with a spacious walk-in closet and a 5pc ensuite featuring a deep soaker tub and separate shower. The recently finished basement adds even more flexibility, offering a fourth bedroom,

full bath, and a rec space complete with a bar, making it ideal for hosting, hobbies, or giving older kids their own hangout zone. There's also plenty of storage, so everything has its place. Outside, the yard strikes a rare balance with enough green space for kids, pets, or a garden, without overwhelming maintenance. The BBQ gas line is ready for summer, and the oversized attached double garage and mudroom setup make everyday routines smoother. With its quiet location, thoughtful layout, and access to one of Calgary's most family focused communities, this is a home where day-to-day life feels just a little easier and a lot more enjoyable.