



GRASSROOTS

REALTY GROUP

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**152 Brightoncrest Manor SE
Calgary, Alberta**

MLS # A2306648



\$619,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 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:	Back Yard, City Lot, Front Yard, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vinyl Windows		
Inclusions:	Shed		

****OPEN HOUSE SATURDAY MAY 2ND 2:00PM-4:30PM & SUN MAY 3RD 12:00PM -2:00PM**** Welcome to 152 Brightoncrest Manor SE, located in the highly sought-after, family-friendly community of New Brighton. This beautifully maintained 1,958 sq ft two-storey home offers an exceptional open-concept layout with a warm and stylish feel throughout—perfect for modern family living. The main floor boasts fantastic flow, anchored by a well-appointed kitchen that truly serves as the heart of the home. Featuring refinished cabinetry (2020), granite countertops, stainless steel appliances, a large centre island with seating, and a convenient walk-through pantry, this space is ideal for both everyday living and entertaining. The kitchen seamlessly opens to the dining area and a spacious, inviting living room complete with a cozy fireplace. A dedicated home office with elegant French doors provides the perfect work-from-home setup, while a 2-piece bathroom and main floor laundry add everyday convenience. Upstairs, you’ll find a generous bonus room—perfect for family movie nights—along with a 4-piece main bathroom and three well-sized bedrooms. The spacious primary suite offers a relaxing retreat, complete with a 4-piece ensuite and his-and-hers closets. The unspoiled basement with bathroom rough-in is ready for your personal vision, offering endless possibilities to expand your living space. Step outside to a private backyard featuring a large deck—ideal for summer gatherings—and a garden shed for added storage. ****Notable updates and features include:**** * New washer & dryer (2025) * New hot water tank (2024) * Refinished hardwood flooring (2020) * New carpet throughout (2020) * Newer dishwasher (2022) * Central air conditioning * 9 ft ceilings * Garburator (2025) Ideally located close to parks,

playgrounds, walking paths, schools, shopping, and restaurants, this home offers outstanding value in a fantastic location. ****Move-in ready and waiting for its next family—call today to book your private showing!****