



**99 Brightoncrest Point SE
Calgary, Alberta**

MLS # A2317070



\$790,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,092 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub		

Inclusions: None

Welcome to this beautifully maintained corner-lot home in the highly sought-after community of New Brighton! Perfect for families and savvy investors alike, this property offers a functional layout with 3 bedrooms on the main floor, including a spacious primary suite with a luxurious 5-piece ensuite and walk-in closet. The modern kitchen features quartz countertops, stainless steel appliances, lots of cabinet spaces and a large island, ideal for family meals and entertaining. The bright and inviting family room is highlighted by a stunning floor-to-ceiling tiled fireplace feature, creating a warm and stylish focal point. The fully developed basement includes a 4th bedroom and a separate entrance, providing excellent potential for multi-generational living or future rental income. Additional features include central air conditioning and central vacuum. Enjoy all that New Brighton has to offer, with nearby schools, public transportation, and fantastic amenities such as walking/biking paths, a water park, hockey rinks, and tennis courts. A great opportunity to own a versatile home in a family-friendly community!