



**GRASSROOTS**  
REALTY GROUP

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**1156 Brightoncrest Green SE**  
**Calgary, Alberta**

**MLS # A2318604**



**\$799,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,458 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Driveway, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Shed

WOW, WHAT A PROPERTY, PIE LOT ON POND..Welcome to this exceptional, fully developed family home in the heart of New Brighton, offering over 3,500 sq. ft. of beautifully designed living space, 4 bedrooms, 3.5 bathrooms, and a truly spectacular pie-shaped lot that sets this property apart from the rest. Thoughtfully customized throughout and meticulously maintained, this home combines functional family living with impressive indoor and outdoor entertaining spaces. The main level showcases an open-concept design highlighted by a stunning living room featuring vaulted ceilings with wood beams, a cozy gas fireplace, and large windows that flood the space with natural light. The chef-inspired kitchen is the heart of the home, boasting rich wood cabinetry, granite countertops, a gas cooktop, built-in wall ovens, a custom stone hood fan, ample workspace, and a large island perfect for gathering with family and friends. A convenient walk-through pantry connects directly to the mudroom and attached garage, making everyday living effortless. Completing the main floor is a private office, ideal for working from home, studying, or managing a busy household. Upstairs, you'll find an inviting bonus/family room, upper-level laundry, a full 4-piece bathroom, and three spacious bedrooms. The primary retreat is a true sanctuary, featuring a generous walk-in closet, luxurious 5-piece ensuite with dual vanities, soaker tub, and separate shower, along with a private balcony where you can enjoy your morning coffee or unwind at the end of the day. The finished basement extends the living space with a large recreation room perfect for movie nights, games, fitness equipment, or entertaining. An additional bedroom provides flexibility for guests, teenagers, or multi-generational living, currently configured as a craft room plus another space can be easily converted to a 5th

bedroom. Step outside and discover one of the home's most remarkable features. Situated on a premium pie lot, the backyard has been transformed into a private oasis with extensive landscaping, mature gardens, a greenhouse, pergola, custom BBQ enclosure, and multiple outdoor living areas connected by a sprawling multi-level deck. Whether you're hosting summer gatherings, gardening, or simply relaxing outdoors, this yard offers a lifestyle rarely found in the city. Located in the established community of New Brighton, residents enjoy access to parks, pathways, playgrounds, schools, and the New Brighton Club with tennis courts, skating, splash park, and year-round recreational programming. Shopping, dining, and more are just minutes away along 130th Avenue, while nearby Mahogany offers additional options. With quick access to major routes, South Health Campus, Seton Urban District, and Calgary's extensive pathway network, this is a home that perfectly balances comfort, convenience, and lifestyle. A rare opportunity to own a beautifully customized family home on one of New Brighton's most impressive lots.