



**GRASSROOTS**

REALTY GROUP

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**16 Brightoncrest Manor SE  
Calgary, Alberta**

**MLS # A2319472**



**\$679,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,937 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows		

**Inclusions:** None

Tastefully updated and move-in ready! Beat the heat this summer in this meticulously cared for, A/C cooled, Cedarglen-built home that offers over 2782 ft<sup>2</sup> of living space. Three levels of well-designed living space with 5 bedrooms and 3.5 bathrooms, including a professionally developed basement. Luxury vinyl plank flooring throughout the main level creates a bright, modern feel. The kitchen is equipped with stainless steel appliances, and granite countertops, while a versatile den and spacious laundry/mudroom add everyday functionality. Upstairs, you'll find a generous bonus room, two additional bedrooms, a full bathroom, a spacious primary retreat featuring an ultra convenient walk-through/walk-in closet, and a private luxury 4-piece ensuite. The fully finished basement expands the living space with two large bedrooms, a comfortable sitting area, and another full 4-piece bathroom. The insulated and drywalled garage offers excellent storage options, while the fully fenced backyard is designed for enjoyment with a private deck and storage shed. Additional comforts include central air conditioning, an alarm system, and water softener. Ideally located within New Brighton with walking distance to several schools and just minutes from parks, pathways, shopping, restaurants, and everyday amenities, this home combines comfort, space, and convenience in a family-friendly setting. Book your viewing today!