



**2203 Brightoncrest Common SE
Calgary, Alberta**

MLS # A2322402

\$735,000



Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,279 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

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:	Double Vanity, Granite Counters, Open Floorplan, Soaking Tub		

Inclusions: Shed

Welcome to this exceptional 2 storey family home in the highly sought after community of New Brighton, offering 2,279 sq. ft. of thoughtfully designed living space plus a finished basement. With 5 bedrooms and 3.5 bathrooms, this home provides the perfect combination of space, comfort, and functionality for growing families. The main floor showcases rich hardwood flooring, large west facing windows that flood the home with natural light, and a warm, inviting living room anchored by a stunning gas fireplace with stone surround and wood mantle. The beautifully appointed kitchen features stainless steel appliances, a gas range, granite countertops, upgraded cabinetry extending to the ceiling, and a large walk through pantry that provides exceptional storage and convenience. A dedicated main floor office offers the ideal space for working from home, studying, or managing household activities. Upstairs, you'll find an ideal family friendly layout with a spacious bonus room, a convenient upper-floor laundry room, and a luxurious primary retreat complete with a spa inspired ensuite featuring dual vanities, granite countertops, and a large soaker tub. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement adds incredible versatility with two generously sized bedrooms and a full 3 piece bathroom, making it ideal for larger families, guests, teenagers, or a home office, gym, or hobby space. Step outside to enjoy the sunny west-facing backyard and deck, perfect for summer barbecues, entertaining, or simply relaxing at the end of the day. Located in one of southeast Calgary's most desirable family communities, New Brighton offers outstanding amenities through its residents association, including a clubhouse, hockey rink, tennis courts, and splash park. Families will appreciate the excellent nearby schools, scenic ponds,

and extensive pathway network. Shopping, dining, and everyday conveniences are just minutes away at High Street in McKenzie Towne and the 130 Avenue shopping district, while the nearby transit hub provides an easy commute to downtown. With 5 bedrooms, 3.5 bathrooms, a dedicated main floor office, and an unbeatable location in a vibrant, family oriented community, this is a home designed to grow with your family for years to come.