



**27 Brightoncrest Common SE
Calgary, Alberta**

MLS # A2323162



\$699,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,993 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Close to Clubhouse, Front Yard, Garden, Interior Lot, Landscaped, Other, Pav		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Backyard Pergola/Seating Set (As is)

Welcome to this beautifully upgraded family home offering over 2,800 sq. ft. of developed living space in the sought-after community of New Brighton. The inviting main floor features a combination of hardwood and tile flooring, generous living and dining areas, and a well-appointed kitchen with granite countertops, a gas range, ample cabinetry and plenty of workspace for everyday meals or entertaining. Central air conditioning keeps the home comfortable throughout Calgary’s warmer months. Upstairs, you will find three spacious bedrooms, including the primary retreat, along with a versatile bonus room that is ideal for movie nights, a children’s play area or a home office. The developed lower level provides additional space for recreation, guests, hobbies or a home gym, giving the home flexibility for every stage of family life. The thoughtfully landscaped backyard is designed for maximum enjoyment with minimal upkeep. Artificial grass, stamped concrete and a large deck create an excellent outdoor entertaining space, while the included pergola and seating set make it ready to enjoy from day one. New Brighton is known for its welcoming, family-focused atmosphere, extensive pathways, parks, playgrounds, schools and convenient access to nearby shopping, restaurants and major roadways. Residents also enjoy access to the New Brighton Club, a year-round community facility featuring a splash park, playground, hockey and skating rinks, tennis and pickleball courts, basketball courts, beach volleyball, community programs and special events. This move-in-ready home combines generous living space, valuable upgrades and an outstanding southeast Calgary location.