



GRASSROOTS
REALTY GROUP

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1239 Brightoncrest Green SE
Calgary, Alberta

MLS # A2329399



\$698,500

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,100 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Smoking Home		

Inclusions: Central Vacuum as is

Immaculate 2-Storey Home | 5 Bedrooms | Separate Side Entrance | Double Attached Garage Welcome to this beautifully maintained 2-storey home in the highly desirable community of New Brighton! Ideally located close to parks, playgrounds, schools, public transit, shopping, and with easy access to major roadways, this move-in-ready home offers the perfect combination of space, comfort, and convenience. Recent upgrades include new carpet, a new gas stove, and a new dishwasher. The main floor features hardwood and tile flooring, a bright living room, a cozy family room with a gas fireplace, and a functional kitchen complete with granite countertops, a pantry, and plenty of cabinet space. The dining area opens onto a large deck overlooking the beautifully landscaped, maintenance-free backyard—perfect for entertaining and summer BBQs. Upstairs you'll find 4 spacious bedrooms and 2 full bathrooms, including a generous primary retreat with a 5-piece ensuite and walk-in closet. The fully finished basement features a separate side entrance, a large recreation room, a fifth bedroom, a full bathroom, and a storage room, offering excellent flexibility for extended family or future income potential (subject to municipal approval). Additional highlights include a double attached garage, 3.5 bathrooms, 3 separate living areas, and an outstanding family-friendly location just steps from a playground. This exceptional home has been lovingly maintained and is ready for its next owners. Book your private showing today!