



GRASSROOTS
REALTY GROUP

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16 Brightoncrest Manor SE
Calgary, Alberta

MLS # A2330798



\$684,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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 ft² 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!