



GRASSROOTS
REALTY GROUP

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48 Brightoncrest Manor SE Calgary, Alberta

MLS # A2331089



\$639,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,923 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Insulated, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Backyard Shed/Backyard Storage Bin, Raised Garden Beds in Backyard

Welcome Home to 48 Brightoncrest Manor SE! Discover the perfect blend of comfort, style, and functionality in this beautifully maintained home - ideally located in the sought-after community of New Brighton. Close to schools, parks, shopping, restaurants, and all the amenities your family needs, this home is designed for modern living. The heart of the home is the chef-inspired kitchen, featuring a gas range, an oversized granite island with abundant storage, including a built-in wine rack and a bright dining nook that's perfect for everyday meals or entertaining. A convenient walk-through pantry provides direct access to the double attached garage, making grocery day a whole lot easier. The spacious open-concept living room is warm and inviting, highlighted by a striking modern stone fireplace. Just around the corner, you'll find a dedicated office or den, ideal for working from home, along with the convenience of a main-floor laundry room. Upstairs, a generous bonus room offers the perfect space for family movie nights or a children's play area. Two spacious bedrooms are thoughtfully separated by a modern 3-piece bathroom. The primary retreat features a large walk-in closet and a luxurious 4-piece ensuite complete with a deep soaker tub. The unfinished basement is ready for your personal vision, offering endless possibilities to create the additional living space you've always wanted. Step outside into your private backyard oasis. The newly stained deck features a large built-in bench with seating for family and friends, while the natural gas BBQ hookup makes outdoor entertaining a breeze. An 8' x 8' storage shed provides extra space for tools and equipment, while a mature lilac bush, apple trees, and two raised garden beds create a peaceful setting for gardeners and outdoor enthusiasts alike. Pride of ownership shines throughout this exceptional home. Don't miss your

opportunity to own this well-appointed property in one of Calgary's most family-friendly communities—welcome home to New Brighton!