



GRASSROOTS
REALTY GROUP

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160 Brightoncrest Manor SE
Calgary, Alberta

MLS # A2345979



\$665,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,204 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

SHOWS 10/10 PLENTY OF CUSTOM UPGRADES! THIS IS A MUST SEE! Pride of Ownership! Original Owners! Exceptional Location. Welcome to this beautifully maintained Cedarglen-built home, proudly offered by its original owners and showcasing over 2,200 sq. ft. of thoughtfully designed living space above grade. Meticulously cared for and exceptionally designed, this one of a kind home shows pride of ownership and is evident throughout. The main floor welcomes you with impressive ceiling height, rich hardwood flooring, and a spacious, functional layout. At the heart of the home is the beautifully renovated kitchen, featuring custom cabinetry, granite countertops, a large centre island, generous pantry space, and plenty of room for both everyday living and entertaining. The open-concept design flows seamlessly into the bright breakfast nook and inviting family room, complete with a gas fireplace and custom mantle. An elegant formal dining room offers additional flexibility as a home office or den, while a convenient laundry room and powder room complete the main level. Upstairs, beautiful railings and spindle details lead to three generously sized bedrooms. The spacious primary retreat features a walk-in closet and private ensuite, while two additional bedrooms provide plenty of room for family or guests. A massive, light-filled bonus room with a second custom fireplace creates the perfect setting for movie nights, entertaining, or simply relaxing together. The unfinished basement offers a blank canvas ready for your future vision, with plenty of opportunity to add additional living space and value. The backyard is truly something special. Designed with privacy and low-maintenance living in mind, it features a custom privacy wall, a newer composite deck, and an impressive built-in wood-burning stone fireplace. Professionally designed landscaping and year-round

green artificial turf create a private outdoor retreat that is equally suited for quiet evenings or entertaining family and friends. Located in the sought-after community of New Brighton, residents enjoy an exceptional range of year-round amenities, including skating, fire pits, a splash park, playgrounds, tennis and volleyball courts, scenic walking paths, and a community clubhouse offering events and programs throughout the year. Schools, groceries, restaurants, shopping, and everyday conveniences are all just minutes away. Beautifully maintained, thoughtfully upgraded, and designed for family living—this is a home you’ll be proud to call your own.