



GRASSROOTS
REALTY GROUP

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39 Brightoncrest Point SE
Calgary, Alberta

MLS # A2348287



\$679,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

Welcome to this well-maintained home in the family-friendly community of New Brighton. The main floor features engineered hardwood flooring, a functional kitchen with quartz countertops, ample cabinetry and a walk-through pantry. The adjoining living room includes a gas fireplace, while the separate office/flex room provides a great space for working from home or everyday use. A 2-piece bath and access to the oversized double attached garage complete the main level. Upstairs offers three bedrooms plus a great-sized bonus room. The primary bedroom features a 4-piece ensuite with a spa-like soaker tub and counter-height vanity. The basement was developed by the builder and includes a 1-bedroom illegal suite with a separate entrance through the garage and its own laundry. The oversized double garage is large enough to accommodate a full-sized truck with additional room for storage. Lovingly cared for by the original owners, this home is in good condition and move-in ready. Additional features include central A/C, triple-pane windows, gas line for a future gas stove, gas line to the back deck, cat five wiring in most of the rooms, HRV, Humidifier/dehumidifier on the furnace and rough-ins for a garburator and central vacuum. New Brighton offers walking paths, schools, ponds and a community centre, with shopping, restaurants and amenities along 130th Ave and in the surrounding communities just minutes away. Please click the Multimedia tab for the 3D virtual tour and floor plans.