



GRASSROOTS
REALTY GROUP

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1239 Brightoncrest Green SE
Calgary, Alberta

MLS # A2350731



\$669,500

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

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

Inclusions: None

EXCEPTIONAL VALUE IN NEW BRIGHTON—NOW LISTED ALMOST \$100,000 BELOW TAX ASSESSMENT! MOVE-IN READY WITH NEW CARPETS AND A FRESHLY PAINTED DECK! Five bedrooms, four of them upstairs. Three separate living areas. A fully finished basement with a SEPARATE SIDE ENTRANCE!!! This beautifully maintained home delivers the space and flexibility your family needs—with a playground just steps away! Hardwood and tile flooring welcome you into a main floor designed for both everyday comfort and entertaining. Enjoy a bright living room, a separate family room with a cozy gas fireplace, and a well-appointed kitchen featuring granite countertops, a pantry, generous cabinetry, a new gas stove, and a new dishwasher. Step outside from the dining area onto the large, freshly painted deck—an inviting setting for summer dinners and weekend BBQs overlooking the beautifully landscaped, low-maintenance backyard. Upstairs, FOUR spacious bedrooms keep the family together on one level. The generous primary retreat features a walk-in closet and a five-piece ensuite, complemented by a second full bathroom. The finished basement adds a third living area with a large recreation room, a fifth bedroom, a full bathroom, and a storage room. Its separate side entrance offers added flexibility for extended family. With 3.5 bathrooms, a double attached garage, new carpets, and convenient access to schools, parks, shopping, public transit, and major roadways, this home makes family living easy. ONLY 123 steps away from a KIDS PLAYPARK!!! Space to grow. Room to gather. Outstanding value. Book your private showing and see how comfortably your family could live here!

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