

1208 Brightoncrest Green SE  
Calgary, Alberta

MLS # A2242729



**\$700,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,874 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows

**Inclusions:** NONE

\*\*\* OPEN HOUSE SATURDAY JULY 26 1PM TO 3PM\*\*\* Nestled on a quiet, family-friendly street in the heart of New Brighton, this fully finished 3-bedroom, 4-bathroom home blends space, style, and smart upgrades in all the right ways. Inside, 9' ceilings and sleek slate-grey tile set the tone for the open-concept main floor—modern, warm, and ready for everyday living. The kitchen is built for both function and flair: stainless steel appliances, granite countertops, a gas stove, walk-through pantry, and an oversized island perfect for casual meals or entertaining. Bonus touches like a garburator, stylish lighting, and over-the-range microwave make life easy. The living room offers a cozy retreat with a fireplace and sun-filled windows, while upstairs, the bright bonus room is ideal for movie nights, a play space, or your home office. Laundry is conveniently located on the upper level (washer & dryer included!). The primary retreat is your personal escape, featuring large windows, a walk-in closet, dual vanities, separate shower, and a deep corner soaker tub—your own daily spa experience. Outside, the pie-shaped lot offers more room to roam. A two-level deck and gas BBQ hookup make the backyard perfect for summer hangouts and weekend BBQs. Downstairs, the finished basement offers sleek laminate flooring, a full 3-piece bathroom, and plenty of storage—great for guests, hobbies, or extra living space. Extras? Central A/C (2019) and full access to New Brighton's HOA perks: splash park, skating rink, community events, and more. Thoughtfully upgraded. Perfectly located. Effortlessly livable. Welcome home.