

31 Brightoncrest Cove SE  
Calgary, Alberta

MLS # A2243944

\$799,900

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | New Brighton                                                              |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | 2 Storey                                                                  |        |                   |
| Size:     | 2,553 sq.ft.                                                              | Age:   | 2015 (10 yrs old) |
| Beds:     | 5                                                                         | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                                    |        |                   |
| Lot Size: | 0.10 Acre                                                                 |        |                   |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Gazebo, Lawn, Private, Rectangular Lot |        |                   |

|             |                                                                                                                                                         |            |     |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                                                              | Water:     | -   |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                                                                               | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                         | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                                                                          | LLD:       | -   |
| Exterior:   | Brick, Stone, Vinyl Siding, Wood Frame                                                                                                                  | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                         | Utilities: | -   |
| Features:   | Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |            |     |

**Inclusions:** Hood fan, dining room table and 6 chairs, 3 bar stools, upright freezer and bar fridge in the pantry, one shelf in basement bedroom storage closet, garage shelves and pulley system, deck gazebo and springfree trampoline

OPEN HOUSE ~ SATURDAY AUGUST 16, 2025 from 1:00 - 4:00 pm. Welcome to your dream home in the vibrant and family-friendly community of New Brighton! This stunning 5-bedroom, 3.5-bathroom, 2-storey home with central air conditioning offers a total of over 3,500 sq ft of beautifully designed living space. The well-thought-out floor plan perfectly combines luxury, comfort, and functionality, making it ideal for family living. Whether you're coming through the front door or entering from the oversized attached double garage, you'll appreciate the abundance of storage and open space that greet you. The heart of the home is the expansive kitchen, equipped with high-end finishes and modern appliances, including a gorgeous kitchen island, walk-in pantry, upright freezer, and bar fridge. The open-concept main floor also features a cozy living room with a modern fireplace, an inviting dining area, and a spacious private office complete with built-in desks and storage. Upstairs, you'll find a versatile bonus room, perfect for family movie nights or a relaxing retreat. With four generously sized bedrooms, there's plenty of room for everyone. The luxurious primary suite is a true highlight, with a beautifully appointed ensuite bathroom featuring a spa-like shower, dual vanities, and a spacious walk-in closet. A beautiful laundry room is also conveniently located on the upper level. The fully developed basement (with permits) adds even more living space, including additional bonus/flex areas, a great bedroom, and a full bathroom. It's perfect for guests, older kids, or a quiet space to unwind. Outside, enjoy relaxing on the deck under the gazebo while the kids play on the Springfree trampoline. The under-deck storage keeps the backyard neat and organized, providing a clutter-free outdoor space. This beautiful home is ideally located close to

schools, parks, and walking/bike paths, with plenty of shopping and dining options just minutes away along 130th Ave. Don't miss the chance to make this extraordinary home yours. Schedule a viewing today!