

2067 Brightoncrest Common SE
Calgary, Alberta

MLS # A2204745

\$799,000

| | | | |
|-----------|---------------------------|--------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,251 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Pie Shaped Lot | | |

| | | | |
|-------------|---------------------------------|------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-1N |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound

Inclusions: Home Theatre Equipment

Welcome to 2067 Brightoncrest Common SE, a stunning, fully developed 2-storey home that combines space, comfort, and a prime location on the largest lot currently available—and one of the biggest to hit the market in New Brighton in recent months! While lot sizes in Calgary's vibrant new communities seem to keep getting smaller, this impressive property, measuring approximately 630 square meters, offers a rare opportunity to own an oversized yard—more than 200 square meters larger than the average lot in the area. Nestled in the heart of a family-friendly community, you'll be just steps from schools, ponds, pathways, and parks, making this home a true standout in today's market. Step inside to a soaring 18' foyer. French doors to the left of the elegant staircase lead into a cozy den, ideal for a home office or quiet homework retreat. Continue into the spacious kitchen, where some of the approximately \$100,000 in builder upgrades come to life—beautiful cabinetry, granite countertops, double wall ovens, and modern finishes create an inviting space for family meals and entertaining. The kitchen flows seamlessly into a bright living room, featuring a gas fireplace and large windows that offer views of the massive backyard—great for keeping an eye on your children as they play. Upstairs, you'll find three generously sized bedrooms, a conveniently located laundry room, and a versatile bonus room with striking vaulted ceilings. The primary retreat boasts a walk-in closet and a well-designed 5-piece bathroom with dual vanities, perfect for ensuring everyone has enough room during busy mornings. The fully developed lower level adds even more living space, featuring an additional bedroom and a large family room. Transform Netflix nights with the included home theatre setup, equipped with an overhead projector and Bose sound

system—excellent for family movies or hosting friends for the big game. But that’s not the only show in this home. Start your day with sunrises lighting up the backyard and unwind with vibrant sunsets in the front, both beautifully showcased through expansive windows. With 4 bedrooms, 3.5 bathrooms, and plenty of room to grow, this home presents a wonderful chance to enjoy all the advantages of living in such a vibrant part of our city, with every amenity just minutes away. Don’t miss out—book your showing today!