

## 2083 Brightoncrest Common SE Calgary, Alberta

**MLS # A2212179**



# \$759,900

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,133 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

**\*\*Open House Saturday 1 pm to 3 pm\*\*** Welcome to this beautifully maintained, original-owner home offering over 2,900 sq ft of developed living space in the sought-after community of New Brighton, Calgary. Lovingly cared for and recently refreshed with a new coat of paint, this two-storey gem combines comfort, functionality, and value in one perfect package. The main floor features a bright and open layout with LVP flooring throughout, a spacious living room with large windows, and a dedicated office/den—ideal for working from home. The stylish kitchen is equipped with rich maple cabinetry, quartz countertops, a gas stove, upgraded refrigerator, corner walk-through pantry, and a generous dining area, making it perfect for everyday living and entertaining alike. A convenient half bath and laundry room complete the main level. Upstairs, enjoy the bright and airy bonus room with oversized windows, a spacious primary suite with a walk-in closet and a 4-piece ensuite featuring a soaking tub and separate shower, plus two additional bedrooms that share a full bathroom. Elegant metal spindle railings on stairs and upgraded carpet enhance the upper level's appeal. The fully developed basement offers even more living space, including a large recreation room, a bedroom, and a full 4-piece bathroom, perfect for guests, teenagers, or additional family living. Additional highlights include central air conditioning, water filtration system, a well-kept backyard with a spacious deck, knockdown ceilings, upgraded appliances, and a double front-attached garage. Situated within walking distance to parks and ponds, this home is nestled in a quiet, family-friendly neighborhood. Don't miss your opportunity to own this move-in-ready home that offers exceptional value and timeless appeal!