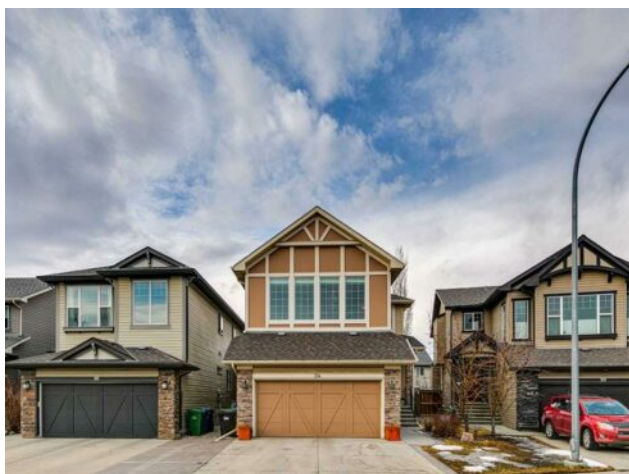


## 24 Brightoncrest Manor SE Calgary, Alberta

**MLS # A2210958**



# \$735,000

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,118 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscaping		

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

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** TV mount in living room, TV & TV mount in primary bedroom, garage heater, storage shed, plant shelving in dining room, Culligan water filter.

Set down roots in this ideal home for a growing family. Tucked away on a quiet street with a south-facing backyard, this property stands out with a fully developed basement, a bright bonus room and lots of space for everyone. The main floor is warm and welcoming with an open-concept layout perfect for everyday living and entertaining. The living room features a gas fireplace while a sunlit dining area invites shared meals. Stainless steel appliances, granite counters, wood cabinets, a corner pantry for all your Costco goodies, and a central island with breakfast bar seating are highlights of the kitchen. Down the hallway, french glass doors open into a quiet office for remote work or studying. The mudroom/laundry area is conveniently located off the double attached garage, and the extra wide driveway provides additional parking. With its large windows and spacious layout, the upstairs bonus room is perfectly suited for relaxing, playing or gathering together as a family. The primary bedroom is a peaceful retreat with a private ensuite featuring a soaking tub, large shower, granite-topped vanity, and a dedicated makeup area. Two additional bedrooms and a full bathroom complete the upper level. Downstairs, the professionally finished basement adds even more living space with a large recreation room, a fourth bedroom, and a full bathroom—great for guests, teens, or a home gym setup. Outside, enjoy the beautifully landscaped, low maintenance backyard with mature trees, a spacious deck, a lower patio and fire pit area, and a putting green, making this a great spot for summer evenings and weekend lounging. The community of New Brighton offers year-round activities for everyone: a skating rink with fire pits, a splash park for kids, playgrounds, tennis and volleyball courts, walking paths around the pond, and a community clubhouse offering events and

programs. With schools, groceries, restaurants, and shopping all nearby, you'll love the convenience and community vibe. This is the kind of home where families grow, memories are made, and life feels just right.