

**1208 Brightoncrest Green SE  
Calgary, Alberta**

**MLS # A2242729**



**\$664,888**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <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

**\*\*NEW PRICE IN EFFECT\*\*** 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.