

**57 Brightoncrest Heights
Calgary, Alberta**
MLS # A2254486


\$565,000

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|------------------|-------------------|---------------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,554 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Gentle Sloping | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Composite Siding, Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters | | |

Inclusions: N/A

WOW!! EXCEPTIONAL OPPORTUNITY IN NEW BRIGHTON! THIS HOME HAS AN ASSESSED VALUE OF \$618,000.00. Spacious well-designed bright home featuring 1554 sq. ft., 3 bedrooms and 2.5 bathrooms. Main floor laundry! UNSPOILED WALK-OUT BASEMENT WITH SEPARATE ENTRANCE and LARGE WINDOWS! NEW prelisting improvement (August, 2025): vinyl plank floor in living room, new carpet flooring stairs and all second floor, new quartz counter tops in kitchen, new microwave hood fan, new electric stove. Bright and sunny living room with large windows that looks out to the green upfront. The fabulous bright spacious well-designed kitchen offers a functional island with gleaming new quartz countertops and deep storage drawers and walk-in pantry make this the perfect kitchen for prepping and serving food. The dining area is perfect for your family or when entertaining a family gathering. Convenient two-piece bath off the main living and kitchen area. The upper floor has a spacious owner's suite has a beautiful four-piece en-suite bathroom and walk-in-closet. Two additional bedrooms, one with its own walk-in-closet has an easy access to shared four-piece bathroom. The laundry room is located on the main floor. The unfinished walk-out basement and roughed in plumbing, makes this perfect for future development of a two-bedroom legal basement suite or an extended bright living space for the family entertainment. Parking pad for two vehicles. The 13.65 m (44.8ft) wide lot on the back is enough for a future garage and an additional garden suite as well. Nearby bus stop is about 4 min walk. Other amenities include all levels of schools, easy access to Stoney Trail, New Brighton Athletic Park, Walmart, Sobeys, Safeway and other parks, cafes, and restaurants.