

**1224 Brightoncrest Green SE  
Calgary, Alberta**

**MLS # A2186609**



**\$709,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,860 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<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		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Discover this stunning two-story, 1860 sq. ft. home with a separate illegal suite in the amenity-rich community of New Brighton. The open-concept layout connects the spacious living room, a large quartz island, and a fully equipped kitchen featuring a gas stove, generous dining nook, and plenty of room to entertain. Step outside to a vast, covered deck, perfect for hosting gatherings. For added convenience, the main level also includes a spacious walk-through pantry and a 2pc bathroom. Upstairs, the master bedroom offers plenty of space and luxury with a 5-piece ensuite, complete with a double-sink quartz vanity, a large corner soaker tub, and a separate shower. You'll also find two well-sized bedrooms, one with a den, a 4-piece bathroom, and laundry facilities on this floor. The home also features a versatile 2-bedroom illegal suite with a private side entrance. This illegal suite is ideal for rental income or extended family living, offering its own kitchen, dining area, living room, and laundry facilities—providing both privacy and independence. Perfectly located near schools, parks, playgrounds, shopping centers, and public transportation, this home presents an incredible opportunity with a illegal suite.