

**2031 Brightoncrest Common SE**  
**Calgary, Alberta****MLS # A2211675****\$744,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,158 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Treed		

**Heating:** In Floor, Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Hardwood, Tile**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Finished, Full**LLD:** -**Exterior:** Stone, Vinyl Siding, Wood Frame**Zoning:** R-G**Foundation:** Poured Concrete**Utilities:** -**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)**Inclusions:** None

Stylishly designed and meticulously maintained home loaded with upgrades! Exceptionally located: just a 12 block to a playground plus within walking distance to schools and the residents only New Brighton Club with a clubhouse, spray park, ice rink, volleyball, basketball, tennis courts and more! After all that adventure come home to a quiet sanctuary. The heated double attached garage is the first of many high-end upgrades that you'll surely appreciate. Inside this beautiful home are gleaming hardwood floors, a neutral colour pallet, designer lighting, timeless finishes and abundant natural light. Put your feet up and relax in front of the stone encased fireplace in the inviting living room. Clear sightlines encourage unobstructed conversations with family and guests. The chef of the household will swoon over the stunning dream kitchen featuring quartz countertops, full-height cabinets, stainless steel appliances, gorgeous marble backsplash, a massive island with breakfast bar seating for at least 4 and a large walk-through pantry for easy grocery unloading. Patio sliders lead to the back deck promoting a seamless indoor/outdoor lifestyle. Privately tucked away from the main living spaces is the powder room with chic wallpaper. Gather in the upper level bonus room and enjoy your downtime with engaging movies and games nights while corner windows stream in sunshine throughout the day. The primary bedroom is a calming owner's escape with a beautiful, panelled feature wall, an oversized window, a large walk-in closet and an indulgent ensuite boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms on this level are spacious and bright, sharing the 4-piece main bathroom. The fully finished basement is the perfect extension of the home with a sprawling rec room that can easily be divided by furniture to create

zones for media, work and play. Custom hallway built-ins store away your items, keeping you organized. A 4th bedroom and another full bathroom with heated floors are also on this level further adding to its versatility. Enjoy the sunny SE exposure on the composite rear deck hosting casual barbeques or spending lazy weekends unwinding. Kids and pets will love the large yard that is fully fenced with soaring trees for ultimate privacy. This exceptional home exudes pride of ownership in an unsurpassable location with endless parks and recreation, great schools and close proximity to both McKenzie Towne and 130th Avenue allowing for easy access to shopping, groceries, services and dining options.