

**1064 Brightoncrest Green SE**  
**Calgary, Alberta**

**MLS # A2244395**



**\$699,999**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,090 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*Open House Sunday September 14, 12 - 3pm\*\*** Welcome to this stunning home in the heart of New Brighton, nestled on a quiet, traffic-free street and mere steps from a play park, this extraordinary home offers approx. 3,000 SqFt of meticulously crafted living space, ensuring every inch serves as a sanctuary of luxury and comfort. Upon arrival you're greeted by an inviting facade and an airy entrance boasting 9-foot ceilings and a tiled foyer that seamlessly transitions into stunning wide-plank laminate flooring. The open-concept main floor is the epitome of sophistication, with a cozy TV area which would make a great home office space, an expansive living area anchored by a feature fireplace, beautifully adorned with a stone surround. Adjacent to the living room is the dining area, which flows effortlessly through glass doors onto a west-facing composite deck. Perfect for alfresco evenings! The kitchen is a harmonious blend of practicality and style, it features white cabinetry, granite countertops, a mosaic-detailed tiled backsplash, and stainless steel appliances, including an indulgent induction range. The large central island doubles as both a preparation space and a casual dining spot, while a walk-in pantry caters to all your storage needs. Upstairs you will find a large master suite with ensuite bathroom which boasts a double granite-topped vanity, an oversized shower featuring river rock flooring, and a spacious walk-in wardrobe. Two additional bedrooms, generously proportioned and flooded with natural light, share a stylish family bathroom plus a large bonus room. Completing the upper level is a dedicated laundry room featuring built-in cabinetry for seamless organisation. The developed lower level is a haven for both creativity and wellness. A custom-built, soundproof music studio provides the perfect environment for rehearsals

or recordings, while a substantial gym space, with its industrial-inspired painted exposed ceilings, invites you to pursue your fitness goals at home. This home features an array of premium upgrades that blend modernity with sustainability. A Solar PV system provides eco-conscious energy efficiency, and all windows above ground are treated with solar films for daytime privacy and reduced cooling requirements. The home still includes built-in air conditioning for those warmer months. Living in New Brighton means more than owning a stunning home, it's an entrance into a thriving, family-friendly community. The local residents' association offers a wealth of amenities, from tennis courts and a splash parks in the summer to ice skating &nbsp;in cooler months. There are sprawling greenspaces, well-maintained bike paths, and sports facilities are just steps away.&nbsp;Situated within walking distance of McKenzie Towne's conveniences and offers easy access to Stoney and Deerfoot Trail, as well as the South Health Campus, this location combines prestige with practicality.