



# 1212 Brightoncrest Common Calgary Alberta

\$734,900

Elegantly crafted, this two-storey residence in New Brighton boasts superior construction and a double attached garage, all within a short stroll of a playground and Athletic Park. Upon entering, you're welcomed by a grand staircase that cascades down from above, featuring solid wood railings, intricate cast iron spindles, and a striking chandelier. The open-concept design of the main living areas offers an ideal setting for entertaining and family gatherings. A cantilevered gas fireplace with a stone surround serves as the room's centerpiece, flanked by built-in bookshelves that provide ample storage. Expansive west-facing windows bathe the space in natural light. The kitchen is a chef's delight, with upgraded cabinetry, a corner pantry, a center island with seating for casual dining, wine storage, granite countertops, a filtered water tap, and brand-new electric stove and microwave (2024). The main floor and bonus room are equipped with ceiling speakers to enhance the ambiance. Adjacent to the dedicated dining area is a large deck, where mature trees offer privacy. Most of the main floor is adorned with newer pure Parquet engineered flooring, complemented by upgraded lighting, chandeliers, and carpeting throughout the home. A convenient main floor office, enclosed by glass French doors, serves as a versatile flex space. Upstairs, you'll find a spacious front bonus room—a perfect retreat for family relaxation. The primary bedroom suite is a sanctuary, featuring a luxurious soaker tub, an oversized vanity with a makeup counter, a glass-enclosed shower, and a walk-in closet. Two additional bedrooms share a well-appointed four-piece bathroom. The unfinished lower level provides an opportunity to expand your living space as needed. Additional recent upgrades include a new roof (2018), air conditioning (2023), a hot water tank (2020), a washer and dryer (2024), an Ecob...

Kitchen 14.50 Ft x 10.50 Ft  
 Dining room 13.50 Ft x 10.00 Ft  
 Living room 14.50 Ft x 11.50 Ft  
 Other 8.50 Ft x 6.00 Ft  
 Den 10.67 Ft x 9.00 Ft  
 2pc Bathroom 5.50 Ft x 5.00 Ft

Bonus Room 19.00 Ft x 14.50 Ft  
 Primary Bedroom 14.00 Ft x 13.50 Ft  
 Bedroom 10.50 Ft x 10.00 Ft  
 Bedroom 11.00 Ft x 10.00 Ft  
 4pc Bathroom 8.00 Ft x 5.00 Ft  
 4pc Bathroom 11.00 Ft x 8.50 Ft

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