



# 12 Brightondale Crescent Calgary Alberta

\$635,000

Welcome to this pristine bungalow nestled in the heart of New Brighton, a highly sought-after family-oriented community! This well-maintained home boasts a spacious open floor plan. As you step inside, you'll be greeted by a large primary bedroom complete with a private ensuite, along with a generously sized second bedroom and a convenient half bathroom. The heart of the home is the inviting kitchen, equipped with an island perfect for casual dining and entertaining. Enjoy the ease of main floor laundry and cozy evenings in the bright living room that flows seamlessly into the rest of the space. The fully developed lower level showcases a large family room, a third bedroom, and a versatile den that can serve as a home office or playroom, complemented by a full bathroom for added convenience. Outside, the cozy backyard offers a tranquil retreat ideal for gardening or relaxation. The double attached garage provides ample storage and convenience. This home has undergone numerous upgrades, including a newer roof, AC unit, water tank, appliances, and garage door. Situated in a prime location, you'll be just steps away from New Brighton School, an outdoor rink, tennis courts, a baseball diamond, and a playground—perfect for family fun and community gatherings. (id:6769)

Family room 21.83 Ft x 13.50 Ft

Other 9.92 Ft x 7.67 Ft

Other 12.33 Ft x 11.83 Ft

Furnace 11.92 Ft x 10.67 Ft

Bedroom 9.83 Ft x 9.08 Ft

4pc Bathroom Measurements not available

Kitchen 13.92 Ft x 9.67 Ft

Dining room 10.50 Ft x 6.92 Ft

Living room 16.50 Ft x 13.50 Ft

Laundry room 7.58 Ft x 5.08 Ft

Primary Bedroom 11.92 Ft x 11.17 Ft

Bedroom 11.17 Ft x 9.50 Ft

2pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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