



1117 Brightoncrest Common Calgary Alberta

\$723,000

****Open House July 20-21 Sat & Sun 1:30-3:30 P.M.** | Seize the opportunity to own this stunning home in a phenomenal location with direct access to a park, walking/biking trails, and expansive green space for relaxation and recreation! Situated in a prime location, this property backs onto the famous Athletic Field in New Brighton and is just a few steps away from New Brighton Pond. This meticulously maintained 2-storey home features 3 spacious bedrooms, 2.5 bathrooms, and over 2,275 sq. ft. of living space above ground. Step inside to be greeted by a large foyer, abundant natural light, and high ceilings throughout the main floor with hardwood flooring. Off to the side, you'll find a convenient powder room. Head into the heart of the home where you will discover a semi-private room with French doors, perfect for an at-home office or children's play area. The open concept living area provides plenty of room for a large family. The chef's kitchen features a large center island, ample counter space, stainless steel appliances, and a walk-through pantry leading to the mudroom. The dining and living room include large windows showcasing your backyard, perfect for hosting gatherings or enjoying a quiet night with the family. Complete with a rear deck and fire pit area, the yard offers plentiful space for relaxation and play. Upstairs is a generous bonus room situated between the bedrooms providing additional privacy, perfect for late-night movies or conversion into a 4th bedroom. The king-sized primary suite includes a 5-piece ensuite with a dual vanity, deep soaker tub, separate shower, and a large walk-in closet with organizers. Both additional bedrooms are spacious and share the main upstairs bath. A bright upstairs laundry room finishes off the top floor, eliminating the need to carry baskets up and down stairs. The unfinished basement provides an additional 1,000 sq....

Other 6.75 Ft x 7.08 Ft
 Kitchen 12.50 Ft x 13.00 Ft
 Dining room 10.92 Ft x 11.92 Ft
 Living room 15.00 Ft x 15.50 Ft
 Office 7.08 Ft x 7.25 Ft
 Other 47.58 Ft x 7.08 Ft

Primary Bedroom 13.17 Ft x 15.58 Ft
 Bedroom 9.25 Ft x 12.75 Ft
 Bedroom 9.25 Ft x 12.42 Ft
 Bonus Room 13.42 Ft x 13.92 Ft
 Laundry room 6.25 Ft x 7.17 Ft
 4pc Bathroom 4.92 Ft x 8.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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2pc Bathroom 3.33 Ft x 7.92 Ft

5pc Bathroom 10.58 Ft x 13.42 Ft