



## 78 Brightondale Crescent Calgary Alberta

\$659,900

\*Open House 1-3, Saturday July 5th\* Situated on a quiet, mature street in the heart of New Brighton, this beautifully upgraded 3+1 bedroom, 3.5 bathroom home offers over 2,300 sq. ft. of fully developed living space, thoughtfully renovated and meticulously maintained. The main level has been updated with new Luxury Vinyl Plank flooring (Dec 2021) and a renovated laundry room (Mar 2022). A spacious living room featuring a gas fireplace, and a bright dining area with patio doors that open to a large composite deck facing East for maximum sunlight throughout the day. The fully remodeled kitchen (Dec 2021) is the heart of the home, complete with quartz countertops, stainless steel appliances, and ample cabinet space. Upstairs, you'll find a bright bonus room perfect for relaxing or a home office, and three generously sized bedrooms. The primary suite offers a walk-in closet and a fully renovated ensuite (June 2024) featuring a soaker tub, tiled walk-in shower, and modern finishes. Two additional bedrooms share a beautifully renovated family bathroom (Nov 2024). All lighting fixtures and ceiling fans on this level were replaced (June 2022), and the entire floor, including the master bedroom, was freshly painted (Feb 2025). The professionally finished and permitted basement (Sept 2021) adds valuable living space, including a large recreation room, a fourth bedroom, a full 3 pc bath, and plenty of storage. Additional Upgrades include \*\*\*New roof shingles (2019) \*\*\*Professionally installed A/C (Sept 2021) \*\*\*custom window blinds throughout \*\*\*Wi-Fi garage door opener & doorbell\*\*\*Permitted 50 amp power supply for a future hot tub. The east-facing backyard is a private retreat with mature trees, a gazebo, gas BBQ hookup, storage shed, and fresh landscaping and fence painting (Aug 2024). Enjoy the best of New Brighton living with easy access to Deerfoot Trail, walking distan...

4pc Bathroom 6.58 Ft x 7.83 Ft

Bedroom 12.17 Ft x 12.25 Ft

Recreational, Games room 11.33 Ft x 16.33 Ft

Furnace 10.50 Ft x 12.42 Ft

2pc Bathroom 4.67 Ft x 4.92 Ft

Dining room 12.50 Ft x 7.25 Ft

Living room 14.00 Ft x 15.50 Ft

4pc Bathroom 9.00 Ft x 7.42 Ft

5pc Bathroom 9.00 Ft x 12.50 Ft

Bedroom 9.00 Ft x 10.25 Ft

Bedroom 12.17 Ft x 10.17 Ft

Family room 14.00 Ft x 13.17 Ft

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Listing Presented By:



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Kitchen 10.92 Ft x 11.33 Ft

Primary Bedroom 15.50 Ft x 11.00 Ft

Laundry room 9.08 Ft x 6.58 Ft