

**132 Brightoncrest Point SE**  
**Calgary, Alberta**

**MLS # A2215909**



**\$779,800**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,169 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Side By Side		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance

**Inclusions:** TV and TV mounts in Primary Bedroom and Main Floor Living Room (above Fireplace).

Located in the desirable community of New Brighton, this unique Cedarglen home offers a rare walkout illegal suite with a private entrance, backing onto a beautifully treed municipal reserve. Featuring over 3000 total square feet, 4 bedrooms and 3.5 bathrooms with a fully developed basement and oversized attached double garage with overhead storage. The open-concept main floor boasts elegant hardwood throughout and a spacious great room anchored by a stunning brick fireplace. The stylish kitchen includes upgraded gourmet appliances such as a gas stove, professional range hood, and oversized French door fridge. White kitchen cabinetry and extended ceiling-height add both charm and practicality, while the walk-through pantry offers additional storage. The expansive dining and living area opens onto a large deck w/glass railings overlooking serene trees and a pond. Outdoor stairs lead down to the low maintenance backyard w/artificial turf, ideal for entertaining with a fire pit and extended stamped concrete patio. Large windows and thoughtfully placed lighting flood the home with natural light. Upstairs, the generous primary bedroom features a large walk in closet separate from the luxurious 6-piece ensuite with an oversized stand up shower and tub . Two additional bedrooms are bright and spacious that share a 4 piece bathroom. There is the convenience of upper-level laundry w/additional shelving adding to the everyday ease. The professionally finished walkout level includes a self-contained illegal suite with its own entrance from the basement or thru the garage. A kitchenette, bedroom, 3 piece bathroom, spacious living area, and laundry &mdash; perfect for extended family or can be an income generating rental. Additional upgrades include central A/C, water softener, rough-in for a hot tub, extended front concrete driveway, concrete side

walkway and steps. Beautifully landscaped front and back yards with artificial turf, paving stones and storage shed for extra function and appeal.