

\$769,900 - 140 Brightoncrest Point Se, Calgary

MLS® #A2211129

\$769,900

4 Bedroom, 4.00 Bathroom, 2,064 sqft
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

****OPEN HOUSE - SAT APRIL 12, 2-4PM****

Discover the perfect blend of luxury and comfort in this stunning turn-key -MINT CONDITION property! (It needs to be seen in person as pictures cannot possibly capture all the beautiful details!) Tucked away in a serene cul-de-sac in New Brighton. Boasting nearly 2,900 square feet of thoughtfully designed living space, this home is tailored to impress discerning families and savvy buyers alike. Step inside to a bright, open main floor with 9'™ ceilings, a spacious office behind double French doors, a cozy gas fireplace, and a full width maintenance-free deck with gas line to your BBQ. The kitchen and living areas are adorned with brilliant chandeliers that beautifully complement the premium finishes throughout. Storage is abundant, with oversized closets and a mudroom featuring built-in bench seating, hooks, and shelving.

Upstairs, you'll discover three generously sized bedrooms, a massive bonus room, and the convenience of an upper-level laundry room equipped with a folding counter and additional storage. The fantastic primary suite serves as your personal haven, offering dual sinks, a luxurious corner soaker tub, an oversized shower, and a spacious walk-in closet.

Into the fully developed walkout basement, this opens up a world of potential, whether as a secondary suite (subject to municipality



approval) or for multi-generational living. It includes a second laundry area, plumbing rough-ins for a wet bar, a sizable recreation room, large 4th bedroom, a full bathroom, and additional storage.

Outside, enjoy the privacy of a fully fenced, pie-shaped yard backing the pond and pathway, with gates on both sides and rear, providing ample space to relax and play. Beat the summer heat with included air conditioning! Situated near schools, shopping, easy commutes, and the New Brighton Community Clubhouse, which offers tennis courts, pickleball, beach volleyball, basketball courts, a splash park, a playground, hockey rink, skate & athletic park - this home is perfect for families seeking elevated living. With no neighbors behind and a welcoming, vibrant community, this property offers an extraordinary opportunity. Don't just dream it - you can make this home yours!

Built in 2016

Essential Information

MLS® #	A2211129
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,064
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 140 Brightoncrest Point Se
Subdivision New Brighton
City Calgary
County Calgary
Province Alberta
Postal Code T2Z 5A7

Amenities

Amenities Clubhouse, Park, Parking, Recreation Facilities, Recre Interior

Parking Spaces 4

Parking Concrete Driveway, Double Garage Opener, Garage Faces Front

of Garages 2

Interior

Interior Features Breakfast Bar, Chandelier, Door, High Ceilings, Kitchen Home, Open Floorplan, Painted Vaulted Ceiling(s), Vinyl Windows Smart Home

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas, Mantle, Stone

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, Private, Street Lighting, Views, Greenbelt

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete



Additional Information

Date Listed	April 11th, 2025
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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