

2096 Brightoncrest Green SE  
Calgary, Alberta

MLS # A2211323



**\$769,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,139 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Level, Rectangular L		

<b>Heating:</b>	Forced Air	<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>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this well-cared-for, original-owner home in the vibrant, family-friendly community of New Brighton. With 3+1 bedrooms, 2.5 bathrooms, and a smart, functional open layout, this home delivers comfort, space, and style for everyday living and entertaining. Truly a turn-key property you'll be proud to call your own! From the moment you step inside, you'll feel at home in the large, light-filled foyer. Every inch of this home reflects thoughtful design and attention to detail. At the heart of the main floor is a stunning 11.5-foot quartz island with seating for six—perfect for quick meals or hosting larger gatherings. The space flows effortlessly with dark hardwood floors, 9-foot ceilings, and 8-foot doors, creating an open and airy feel. The kitchen offers full-height cabinetry for ample storage and is beautifully finished with classic herringbone-pattern subway tile. A large 8-foot high patio slider brings in natural light and connects your indoor living space with the backyard. The inviting great room features a gas fireplace with a stone surround, ideal for cozy evenings with loved ones. Upstairs, a spacious bonus room with west-facing windows is filled with natural light—perfect for movie nights, a home office, or a playroom, and large enough to support all three. The primary bedroom is a relaxing retreat, complete with a large window overlooking the backyard, a generous walk-in closet, and an ensuite with an oversized soaker tub, low-maintenance shower, and heated tile flooring. Convenient upstairs laundry is a major plus for busy families. Step outside to enjoy the larger fully fenced, east-facing backyard, professionally landscaped with mature trees, lush lawn, and a curbed perennial garden. Entertain or relax on the composite deck with a BBQ gas line, or enjoy evenings under the pergola on a custom herringbone paver patio. Additional

features that make this home stand out include: Central air conditioning, Kinetico water softener and filtered water tap, Upgraded lighting throughout, Irrigation system, Gemstone permanent exterior lighting, Custom garden shed, Built-in ceiling speakers, Wood blinds or solar shades with draperies on most windows, and Timeless designer finishes throughout. Located on a quiet street just steps from parks, schools, transit, walking paths and everyday amenities, this immaculate home offers the perfect blend of quality, style, and functionality.