

\$779,800 - 132 Brightoncrest Point Se, Calgary

MLS® #A2215909

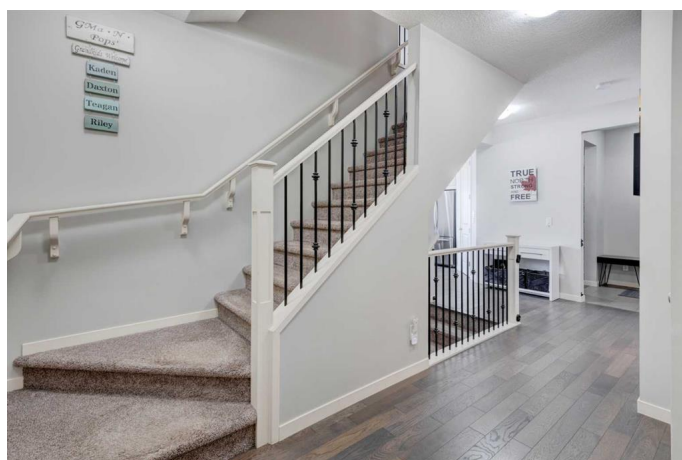
\$779,800

4 Bedroom, 4.00 Bathroom, 2,169 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

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 â€” 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.

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2215909 |
| Price | \$779,800 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,169 |
| Acres | 0.09 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 132 Brightoncrest Point Se |
| Subdivision | New Brighton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z5A7 |

Amenities

| | |
|-----------|------|
| Amenities | None |
|-----------|------|

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Double Garage Attached, Front Drive, Side By Side |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior 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 |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator |
| 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, Suite, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, See Remarks, Views |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 17 |
| Zoning | R-G |
| HOA Fees | 362 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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