

# \$709,900 - 116 Brightoncrest Manor Se, Calgary

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MLS® #A2222985

**\$709,900**

4 Bedroom, 3.00 Bathroom, 2,108 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

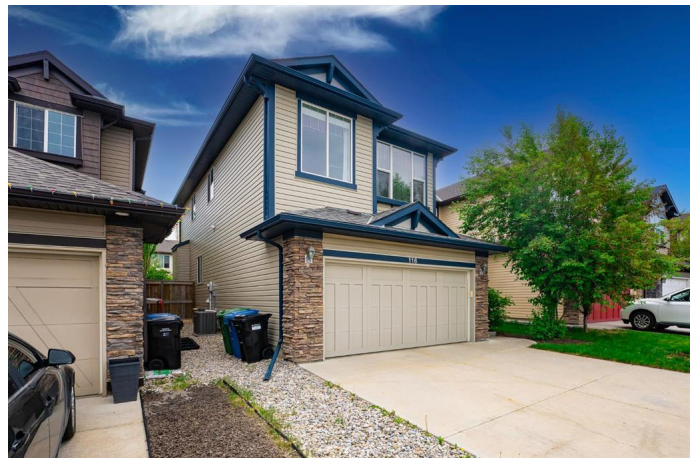
Welcome to this pristine home in the heart of New Brighton, proudly offered for the first time by the original owners. From the moment you walk in, you will notice the thoughtful layout and the pride of ownership throughout. The main floor offers a flexible front office or bedroom, a convenient half bath, a cozy living area with a gas fireplace, and a spacious dining room that connects seamlessly to the kitchen. The kitchen features a walk-in pantry, ample cabinetry, and plenty of space for both cooking and entertaining. Upstairs, you will find three generously sized bedrooms, including a comfortable primary retreat with a 5-piece ensuite, plus another full bathroom to meet your family's needs. A bright bonus room completes the upper level, perfect for a playroom, TV area, or home office. The home comes with central air conditioning, a newer hot water tank, and a Data-4 integrated system for added convenience. The unfinished basement gives you the freedom to design the space to fit your needs. Located just steps from walking paths and green spaces, this home offers a great mix of comfort and lifestyle in one of Calgary's most popular southeast communities.

Built in 2011

## Essential Information

MLS® #                      A2222985

Price                         \$709,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,108       |
| Acres          | 0.09        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 116 Brightoncrest Manor Se |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z1A3                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse, Park        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 4                      |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Pantry                                                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | ENERGY STAR Qualified Equipment, Forced Air, Natural Gas                                                              |
| Cooling           | Central Air                                                                                                           |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Electric, Gas                                                                                                         |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Other                                  |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stone, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 68             |
| Zoning         | R-G            |
| HOA Fees       | 362            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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