

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

MLS® #A2215909

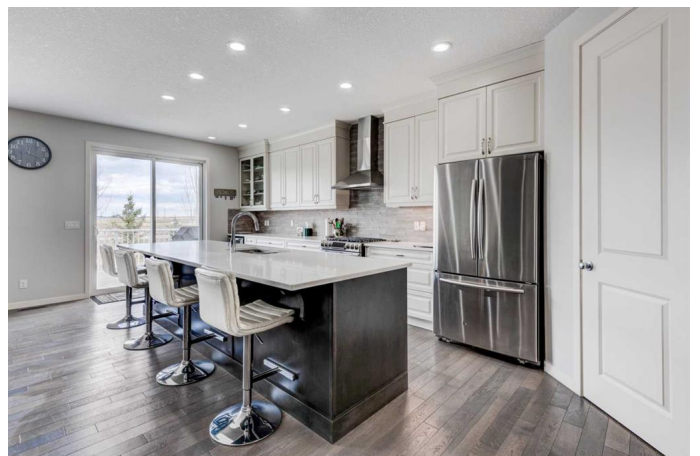
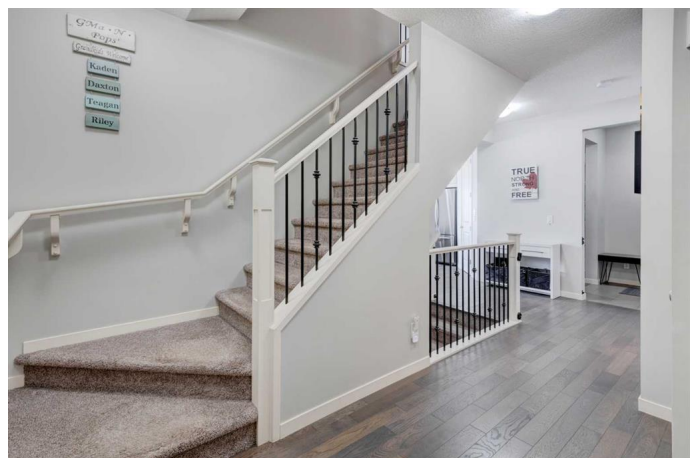
**\$779,800**

4 Bedroom, 4.00 Bathroom, 2,169 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

OPEN HOUSE, MAY 4, 12-2PM. 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 an illegal basement suite 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
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Sotheby's International Realty Canada
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