

# \$819,900 - 2224 Brightoncrest Green Se, Calgary

MLS® #A2198959

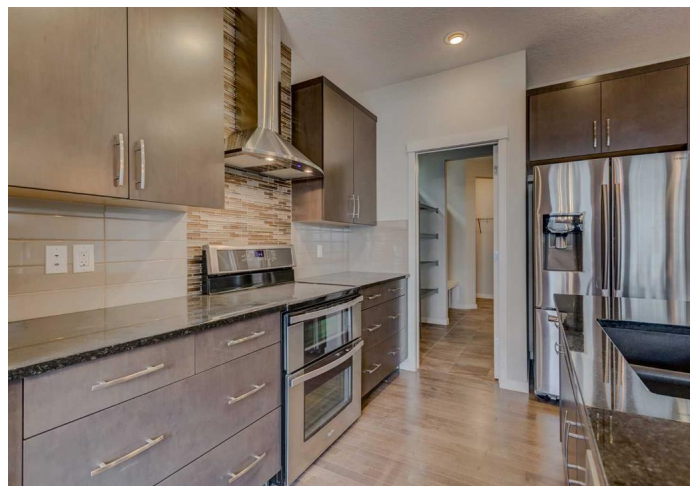
**\$819,900**

4 Bedroom, 4.00 Bathroom, 2,389 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Welcome to this bright and spacious home with a west-facing backyard and basement legal suite! Located just down the street from the New Brighton Green playground, this property effortlessly combines luxury, comfort, and thoughtful upgrades. The open-concept floor plan is bathed in natural light, making it perfect for entertaining. The kitchen boasts granite countertops and a sleek chimney-style hood fan, seamlessly blending style and functionality. Upstairs, a large bonus room wired for 7.1 surround sound is ideal for movie nights, while CAT 6 cabling in every major room ensures the home is equipped for tech-savvy living. The spa-like ensuite offers heated floors and a luxurious shower with five showerheads, while the conveniently located laundry room connects directly to the primary walk-in closet. Enjoy whole-home audio with ceiling speakers in the great room, primary bedroom, upstairs hallway, and ensuite, plus additional wiring ready for deck speakers. Convenience is key, with a stand-up freezer in the pantry, a garburator, and a central vacuum system. Step outside to a low-maintenance front yard, beautifully landscaped with river rock, and an exposed aggregate driveway that adds to the curb appeal. The backyard includes underground sprinklers for effortless maintenance. The heated garage is a standout feature with pre-wiring for 220V, and ample space for your EV or workshop—perfect for hobbyists or professionals. Additional upgrades include 200-amp electrical service,



brand-new 2024 tankless hot water system for endless hot water, central air conditioning, and year-round comfort. The basement suite is currently rented making this property an excellent investment opportunity. Book your showing today!

Built in 2014

### Essential Information

MLS® #	A2198959
Price	\$819,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,389
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2224 Brightoncrest Green Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 5A3

### Amenities

Amenities	Clubhouse, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Aggregate
# of Garages	2

### Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Central Air Conditioner
Heating	Central, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Underground Sprinklers, City Lot, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	36
Zoning	R-G
HOA Fees	361
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.