

# \$685,000 - 99 Brightondale Crescent Se, Calgary

MLS® #A2219730

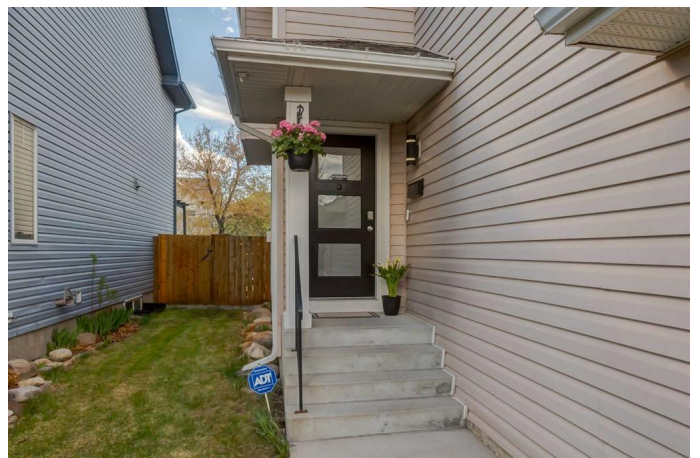
**\$685,000**

4 Bedroom, 4.00 Bathroom, 1,781 sqft

Residential on 0.08 Acres

New Brighton, Calgary, Alberta

Welcome Home to this modern, fully developed home nestled in a quiet crescent making it the perfect blend of comfort and convenience. Located in the desirable community of New Brighton, you'll enjoy easy access to schools, parks, and the vibrant McKenzie Towne shops, making it an ideal spot for families. Featuring 4 generous bedrooms and 3.5 bathrooms, providing ample space for your family to grow and thrive. Step inside to a welcoming atmosphere filled with natural light, courtesy of the south-facing fenced backyard and deck. The main floor offers a living room with cozy gas fireplace, large kitchen with center island with breakfast bar, timeless white cabinetry, newer stainless steel appliances and a corner pantry. A spacious dining which gives access to the expansive deck and yard, a conveniently located laundry room with brand new washer & dryer, mud room and powder room complete this level. Upstairs, you'll find a large bonus room, perfect for family movie nights or a play area. The master bedroom is complete with a large walk-in closet and a 4 piece ensuite with soaker tub and separate shower. Two additional bedrooms share a full bathroom. The fully finished basement offers even more living space including a 4th bedroom, 3-piece bathroom, huge family room and an abundance of storage space. Don't overlook the laminate flooring on all 3 levels, central air conditioning for those warm summer days and lovely pergola to enhance your



backyard experience. Don't miss your chance to make this beautiful home yours...schedule a viewing today!

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219730    |
| Price          | \$685,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,781       |
| Acres          | 0.08        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 99 Brightondale Crescent Se |
| Subdivision | New Brighton                |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2Z 4K1                     |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Playground                                                           |
| Parking Spaces | 4                                                                                     |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                     |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage |
|-------------------|-----------------------------------------------------------------------------------|

|                 |                                                                                       |
|-----------------|---------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air                                                                            |
| Cooling         | Central Air                                                                           |
| Fireplace       | Yes                                                                                   |
| # of Fireplaces | 1                                                                                     |
| Fireplaces      | Gas                                                                                   |
| Has Basement    | Yes                                                                                   |
| Basement        | Finished, Full                                                                        |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 4              |
| Zoning         | R-G            |
| HOA Fees       | 362            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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