

# \$649,900 - 72 Brightoncrest Rise Se, Calgary

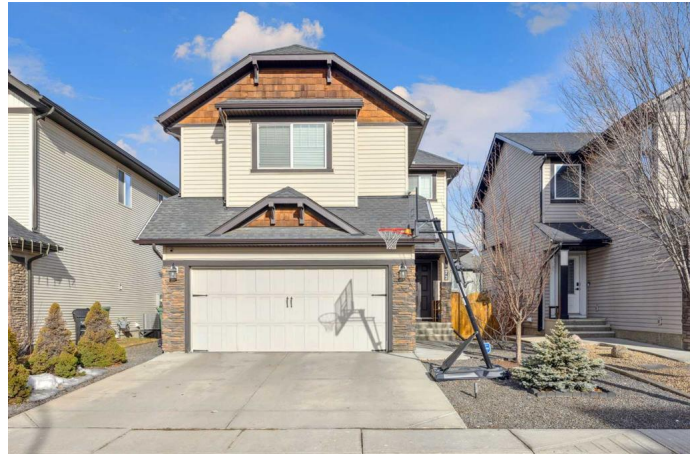
MLS® #A2198948

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,866 sqft  
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

**MASSIVE PRICE REDUCTION.** Step into the warmth and elegance of this beautifully crafted Shane Homes build, nestled in the heart of New Brighton. This air conditioned, 4-bedroom, 2.5-bathroom detached home is designed for modern family living, offering a blend of style, comfort, and functionality. As you enter, be greeted by the rich espresso hardwood floors that flow seamlessly through the open-concept main floor. The spacious living room invites you to unwind with its corner gas fireplace, creating the perfect ambiance for cozy evenings. Natural light pours in through the large windows, illuminating the upgraded kitchen—a chef's dream with granite countertops, stainless steel appliances, including a new fridge (2022), and new microwave (2024), a walk-through pantry, and a large island. Whether you're hosting a dinner party or enjoying a casual meal in the adjacent dining area, this space is designed to bring people together. Upstairs, the huge primary bedroom is a true retreat, featuring a 5-piece spa-like ensuite with a soaker tub, separate shower, dual vanities, and a large walk-in closet. Three additional bedrooms, a 4-piece bathroom, and a convenient upper-floor laundry room with new washer (2023) add to the practicality of this well-thought-out home. The upper level is finished with a combination of hardwood, plush carpet, and ceramic tiles for a stylish yet comfortable feel. The unfinished basement provides a blank canvas for your creative



vision, complete with a bathroom rough-in and ample space for future development. Whether you dream of a home gym, a media room, or an extra guest suite, the possibilities are endless. Step outside and enjoy a low-maintenance backyard featuring a raised deck and stamped concrete padâ€”ideal for summer BBQs, outdoor entertaining, or simply relaxing in your private retreat. Perfectly situated within walking distance to several new public and Catholic schools, playgrounds, and green spaces, this home ensures convenience for families. Easy access to shopping, transit, and all essential amenities makes everyday life a breeze. This is more than just a houseâ€”itâ€™s a place to call home. Donâ€™t miss out on this incredible opportunity! Book your showing today and make New Brighton your next address!

Built in 2013

### **Essential Information**

MLS® #	A2198948
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,866
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	72 Brightoncrest Rise Se
Subdivision	New Brighton

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0X6

### **Amenities**

Amenities	Playground, Recreation Facilities, Clubhouse, None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	21
Zoning	R-G
HOA Fees	339
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

RE/MAX iRealty Innovations

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.