

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

MLS® #A2219730

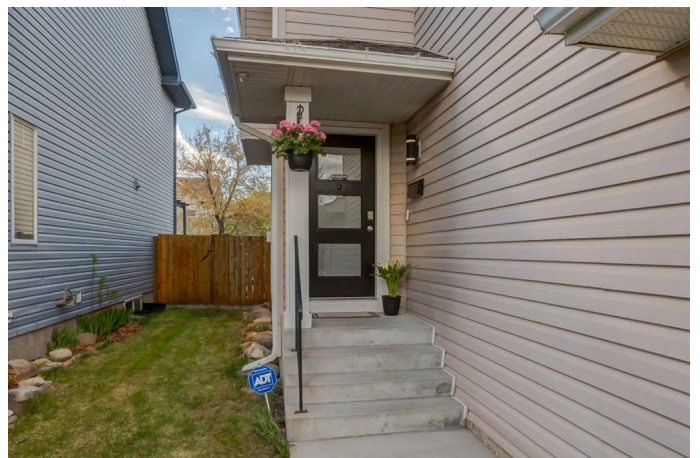
**\$685,000**

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	1
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

## Listing Details

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

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.