

# \$800,000 - 48 Brightoncrest Point Se, Calgary

MLS® #A2219108

**\$800,000**

5 Bedroom, 4.00 Bathroom, 2,334 sqft

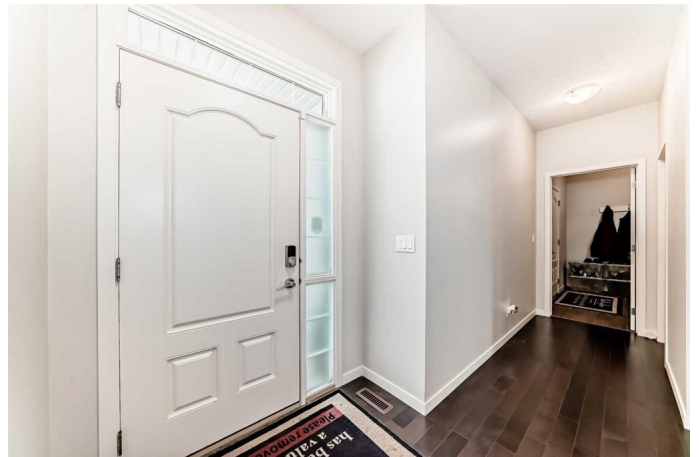
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

REVENUE POTENTIAL with legal self contained 2 bedroom suite with separate entrance! Welcome to your dream home in the vibrant, family-friendly community of New Brighton! This breathtaking 2-story masterpiece boasts over 3,000 sq ft of beautifully developed living space, perfectly blending luxury, functionality, and income potential. Nestled just steps from transit and all amenities, this home offers unparalleled convenience and modern comfort.

Step inside to a bright, open-concept main floor featuring gleaming hardwood floors, a grand open entrance, and a chef-inspired kitchen with granite countertops, stainless steel appliances, and a spacious dining area. The inviting living room, anchored by a cozy gas fireplace, flows seamlessly to a large rear deck—perfect for summer BBQs and entertaining. The professionally landscaped front and back yards with low-maintenance artificial turf ensure year-round curb appeal. Upstairs, discover a massive bonus room, ideal for family movie nights, and three generously sized bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite. The freshly painted interior exudes a crisp, contemporary feel throughout.

The legal 2-bedroom basement suite is a game-changer! Complete with a separate entrance, full kitchen, dining and living areas, in-suite laundry, and ample natural light, it's perfect for in-laws, guests, or a tenant to offset your mortgage.



Additional highlights include a double attached garage with space for two vehicles plus two more on the driveway, ensuring parking is never an issue. With every detail thoughtfully designed, this home is a rare find that combines style, space, and smart investment potential.

Don't miss your chance to own this New Brighton treasure—schedule your private tour today!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219108    |
| Price          | \$800,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,334       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 48 Brightoncrest Point Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 1A1                   |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 4     |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Pantry                                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Suite                                                                                                                                   |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | None                                                |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 39            |
| Zoning         | R-G           |
| HOA Fees       | 365           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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