

# \$594,900 - 90 Brightoncrest Grove Se, Calgary

MLS® #A2269917

**\$594,900**

4 Bedroom, 4.00 Bathroom, 1,822 sqft

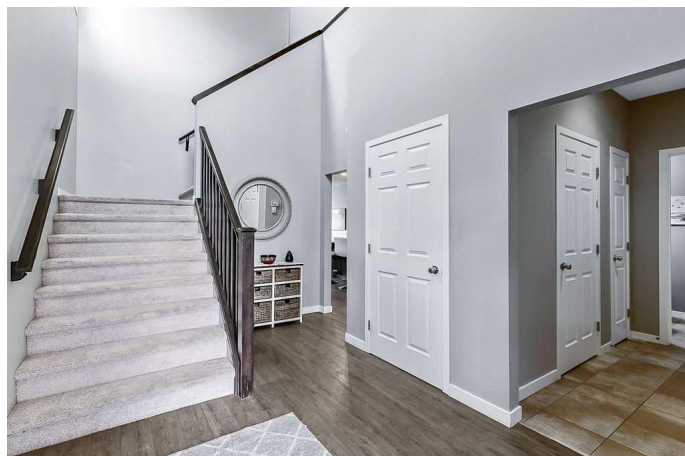
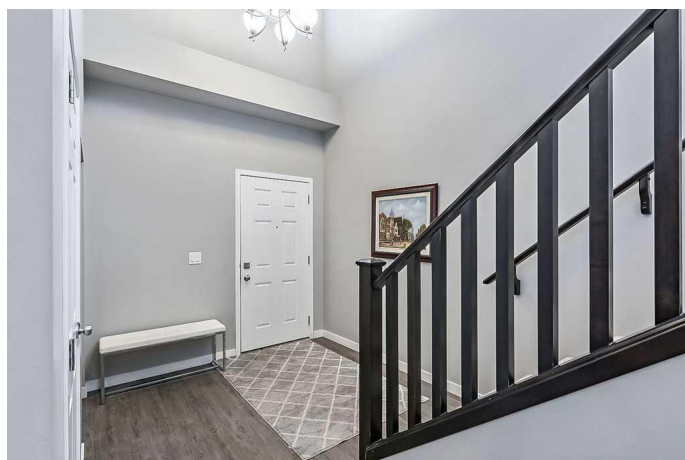
Residential on 0.14 Acres

New Brighton, Calgary, Alberta

Welcome to your family-sized home in New Brighton — over 1800 SF — set on a MASSIVE, OVERSIZED PIE-LOT BACKING DIRECTLY ONTO NEW BRIGHTON ATHLETIC PARK. This is the kind of yard that truly changes your lifestyle. With a HUGE THREE-TIER DECK and a sunny, open stretch of green space, there's room to relax, host, BBQ, garden, play, and unwind — all with NO NEIGHBOURS BEHIND YOU and unobstructed park views as your everyday backdrop.

The backyard is designed for living: the three-tier deck creates natural outdoor "zones" for lounging, dining, and entertaining, while the expansive lawn offers endless space for kids, pets, gardens, or a future play structure. Morning coffee. Summer BBQs. Evening fires. Kids running free. This is the backyard everyone wishes they had.

Inside, the main level impresses with 9'™ ceilings, luxury vinyl flooring, and a bright, sun-filled open-concept layout with large windows overlooking the backyard. The chef-inspired kitchen stands as the heart of the home — featuring a gas range, custom Acacia wood island with bar seating, full-height cabinetry with crown molding, corner pantry, dedicated coffee bar, and custom lighting. Warm, welcoming, and filled with natural light — this is a space designed for both everyday living and effortless entertaining.



The dining area easily accommodates a large family table, with sunlight pouring in to create a warm, inviting atmosphere. From here, the layout flows seamlessly into the spacious family room, complete with a gas fireplace, tile surround, and custom built-ins â€” a perfect space to gather and relax.

Upstairs, you'll find three generous bedrooms plus a versatile bonus/flex room â€” ideal as a playroom, home office, or media lounge. The king-sized primary suite delivers a comfortable retreat, featuring a designer feature wall, walk-in closet, and a private 3-piece ensuite.

The partially developed basement provides a huge head start â€” already featuring a 4th bedroom, 3rd full bathroom, and a large rec/family room layout thatâ€™s just waiting for final finishes. Whether youâ€™re dreaming of a home theatre, gym, games room, or cozy lounge, the heavy lifting is already done â€” about 90% complete and ready for you to finish the way you want.

CALL TODAY BEFORE ITS GONE. Seller Says Buy This House, And We'll Buy Yours\*. Homes For Heroes Cashback Program\*. (\*Terms and Conditions Apply).

Built in 2009

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2269917  |
| Price          | \$594,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,822     |
| Acres          | 0.14      |

|            |                        |
|------------|------------------------|
| Year Built | 2009                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 90 Brightoncrest Grove Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 0V5                   |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Park, Party Room, Clubhouse, Recreation Facilities |
| Parking Spaces | 4                                                  |
| Parking        | Double Garage Attached                             |
| # of Garages   | 2                                                  |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, Pantry, Vinyl Windows, Walk-In Closet(s), Breakfast Bar |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                        |
| Heating           | Forced Air                                                                                                                                      |
| Cooling           | None                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                               |
| Fireplaces        | Gas, Living Room                                                                                                                                |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full                                                                                                                                            |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Pie Shaped Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                        |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 9th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-G                |
| HOA Fees       | 362                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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