

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

MLS® #A2269917

**\$594,900**

4 Bedroom, 4.00 Bathroom, 1,822 sqft

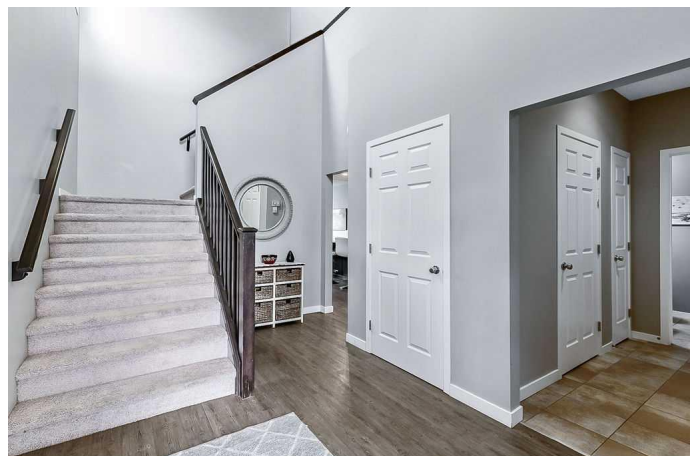
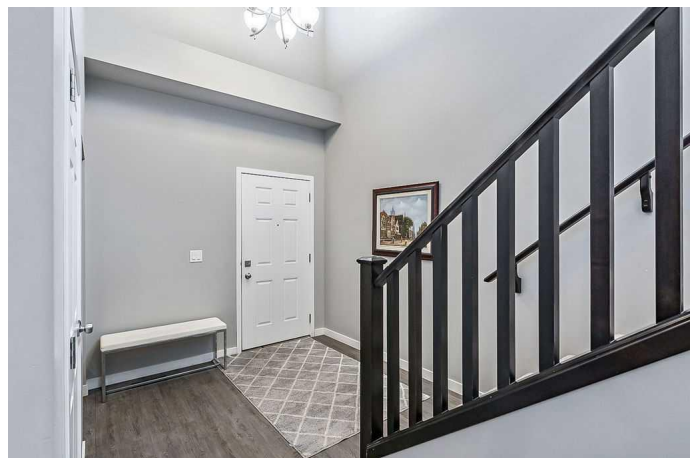
Residential on 0.14 Acres

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 | 11                 |
| Zoning         | R-G                |
| HOA Fees       | 362                |
| HOA Fees Freq. | ANN                |

**Listing Details**

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

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