



**GRASSROOTS**  
REALTY GROUP

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**2051 New Brighton Park SE  
Calgary, Alberta**

**MLS # A2229768**



**\$569,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,372 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Storage, Tankless Hot Water		

**Inclusions:** TV Wall Mount in Living Room, Headboard with night stands in primary bedroom

Welcome to this beautifully maintained family home tucked away on a quiet street in the vibrant and family-friendly community of New Brighton. Offering over 1,500 sq. ft. of developed space, 3 bedrooms, 2.5 bathrooms, and a double detached garage, this home is the perfect blend of comfort and convenience. Step into a bright, inviting living room where a large front window fills the space with natural light, and a cozy gas fireplace creates the perfect atmosphere for relaxing evenings. The open-concept main floor flows seamlessly into a spacious dining area, ideal for family dinners or entertaining guests. The kitchen is a standout with full-height cabinetry, stainless steel appliances, a central island, a pantry, and a window above the sink that overlooks the sunny backyard. A convenient powder room is tucked off the main floor, completing this level. Upstairs, the spacious primary suite includes a walk-in closet and an ensuite with a walk-in shower. Two additional well-sized bedrooms and a full 4-piece bath provide ample space for family or guests. The basement with large window that bring in natural light, expands your living space with a versatile rec room—perfect for movie nights, games, or a play area—and a cozy nook that works as a home office. You'll also find a large laundry and storage area with front-load washer and dryer and a tankless hot water heater for added efficiency. Step out back to your private, low-maintenance yard —no mowing thanks to the artificial grass— and enjoy summer BBQs on your large deck. The double detached garage includes built-in shelving, offering plenty of additional storage. Located just steps from walking paths, parks, playgrounds and with access to the New Brighton Clubhouse—featuring a splash park, skating rink, and tennis courts. Plus, you're minutes from schools, shopping,

restaurants, and major roadways like Deerfoot and Stoney Trail. This home is move-in ready and waiting to welcome its next chapter—yours.