



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

172 New Brighton Green SE
Calgary, Alberta

MLS # A2232234



\$588,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,373 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Nestled in the heart of the charming and family-centric community of New Brighton, Calgary! This established neighbourhood offers an idyllic setting for starting your family journey. Enjoy abundant parks, scenic walking & riding trails, and tranquil ponds right outside your door. Shopping, diverse restaurants, major transit routes, and schools for all ages are conveniently close, making daily life effortless. This beautiful two-storey detached home offers the perfect blend of space, functionality, and comfort, featuring 1,373 sq ft above grade and a total developed area of 2,025 sq ft, including a fully finished basement. Plus, enjoy the convenience of an oversized double detached garage! Step Inside to the inviting main floor and be greeted by an open yet warm layout designed for family living. The functional flow seamlessly connects the cozy living room, dedicated dining area, and an open kitchen – perfect for gatherings and everyday life. A convenient 2-piece bathroom completes this level. Spacious Upper Level. Retreat to the tranquil master bedroom featuring its own private ensuite bathroom. Two additional well-sized bedrooms share access to a full family bathroom, providing ample space for everyone. Versatile Fully Finished Basement. This incredible lower level significantly expands your living space! It features a large recreation room – ideal for games, movies, or a playroom. A separate laundry room. A flexible flex room which can easily be converted into a 4th bedroom to accommodate a growing family. A practical 3-piece bathroom. And finally a dedicated utility room. Enjoy Outdoor Living. Step outside to your private, comfortable backyard – the perfect sunny or shaded spot for summer BBQs, playtime, and relaxation. Ideal for young families starting Out. This move-in-ready home, in a community built for families with parks, trails, and top schools, is the perfect

foundation for your future. The layout grows with you! This is a fantastic opportunity in a highly desirable, established Calgary neighbourhood with strong rental potential or value appreciation. Don't miss this chance to own a wonderful family home in sought-after New Brighton! Your New Brighton story starts here! Schedule your showing today.