



GRASSROOTS
REALTY GROUP

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198 New Brighton Circle SE
Calgary, Alberta

MLS # A2236097



\$698,800

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,834 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Aluminum Siding , Composite Siding, Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Automated blinds, 20 panel solar system, LED color changing x mas lights, closet in the basement, China cabinet in garage and storage shed in the back yard

Fully Renovated & Upgraded 2-Storey Home | 4 Bed | 3.5 Bath | Over 2,500 Sq Ft | Prime Family Location MOVE IN - READY and packed with premium upgrades, this beautifully updated 2-storey home offers over 2,500 sq ft of comfortable living space—perfect for a growing family. Located just steps from an elementary school and public transit, this home combines modern convenience with a family-friendly neighborhood. Main Features: Spacious Eat-In Kitchen — Modern island, upgraded cabinetry, and brand-new stainless steel appliances Open-Concept Living Room — Cozy gas fireplace and vinyl plank flooring throughout the main floor Large Bonus Room — Soaring 12 ft ceiling, ideal for entertaining or a family retreat 4 Bedrooms & 3.5 Bathrooms — Including a fully finished basement with additional living space Interior Highlights: Brand-new carpet with 1-year warranty Pot lights, ceiling fan with bright LED lighting Automated blinds on most windows for effortless privacy and light control Major Upgrades: Central A/C, high-efficiency furnace & humidifier Tankless water heater and water softener with chlorine guard + reverse osmosis system 20 solar panels covering the home’s full electrical needs—save on utilities! New roof (2022), fresh sod (2022), and fencing Automated garage door and comprehensive security system included New front & back doors for enhanced curb appeal and energy efficiency This exceptional home blends style, functionality, and sustainability—all in a prime location. Don’t miss this opportunity to own a turn-key property in a highly sought-after neighborhood. Book your private showing today!