



GRASSROOTS
REALTY GROUP

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

**2092 New Brighton Park SE
Calgary, Alberta**

MLS # A2236839



\$585,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,386 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Patio Umbrella, work bench in the garage

Tucked into a quiet pocket of New Brighton, this corner-lot home offers more privacy and fewer neighbors — without the hassle of extra sidewalk shoveling! Only local traffic passes through here, making it a peaceful spot that still feels connected. You're in the heart of it all, surrounded by scenic ponds, walking trails, and parks just steps away. Built in 2012, this home has been well cared for and is just 13 years old, with a new roof replaced about five years ago — offering peace of mind for the next owner. The curb appeal draws you in right away with its beautifully landscaped front yard. Inside, the 9 ft ceilings create a spacious, airy feel, while ceramic tile floors offer both practicality and a cool retreat in the summer. A cozy gas fireplace adds warmth to the living room, and the kitchen is full of charm with rich dark cabinetry, a unique backsplash, and plenty of prep space and storage. Just off the kitchen, the backdoor leads to a fully fenced, low-maintenance backyard — perfect for relaxing or entertaining — and provides direct access to the oversized double detached garage. Whether you need space for vehicles, toys, or a workshop, there's room for it all. Upstairs, you'll find three bedrooms, including a spacious primary with a walk-in closet and a 3-piece ensuite. Two additional bedrooms share a full 4-piece bathroom. The fully developed basement adds even more functionality with a fourth bedroom, another full bathroom, a laundry area with a sink, and a second living room — ideal for guests, teens, or a home office setup. This home is move-in ready, with quick possession available, and offers easy access to schools, playgrounds (including one just steps away), shopping, and major routes like Stoney and Deerfoot Trail. If you're looking for a well-located home with room to grow, great curb appeal, and a quiet neighborhood feel

— this one checks all the boxes.