



GRASSROOTS
REALTY GROUP

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

MLS # A2236839



\$599,900

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 right in the heart of it all, surrounded by four scenic ponds, walking trails, and parks just steps away. Built in 2012, this home is just 13 years old and has been well cared for — including a new roof replaced about five years ago, offering peace of mind for the next owner. The curb appeal pulls you in right away and is beautifully landscaped. Once inside, you'll notice the ceramic tile floors — stylish, practical, and perfect for keeping cool in the summer. A cozy corner gas fireplace adds warmth to the living room, while the modern kitchen features rich dark cabinetry, a unique backsplash, and plenty of personality. Patio doors lead to a fully fenced, low-maintenance backyard and provide access to the oversized double detached garage — plenty of space for vehicles, toys, or even a workshop setup. Upstairs, you'll find three bedrooms, including a spacious primary suite with a walk-in closet and a 3-piece ensuite. The additional two bedrooms share another full 4-piece bathroom. The fully developed basement adds even more living space, with a fourth bedroom, another full bathroom, a laundry room with a sink, and a second living area — perfect for growing families or guests. This home is move-in ready with quick possession available and is close to everything: schools, parks, playgrounds (one just steps away), shopping, and easy access to both Stoney and Deerfoot Trail. Whether you're upsizing or just looking for a great location with room to spread out, this home checks all the boxes.

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