



**GRASSROOTS**  
REALTY GROUP

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**77 New Brighton Heights SE  
Calgary, Alberta**

**MLS # A2238164**



**\$559,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad, RV Access/Parking, Stall, Unpaved		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Rectar		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Pantry		

**Inclusions:** N/A

Welcome to this stunning home in New Brighton, located in a cul-de-sac just steps from schools, parks, shopping, transit, and more. With tasteful upgrades throughout, this home features a popular open floor plan with a 3-way fireplace, knockdown ceilings, large windows, and architectural details that fill the space with natural light. The kitchen includes a large central island with sink and eating bar, granite countertops, black appliances, tile backsplash, and ample maple cabinetry. Upstairs, find 3 bedrooms, including a primary suite with ensuite and walk-in closet. Additional features include a covered front veranda, oversized 16x9 rear deck, two outdoor parking stalls, BBQ gas line, landscaped front and back yard, large side area could be great for a dog run, and more. New roof in 2021. Come and see this great home. Book your showing with your agent today! Open house Saturday July 12, 11 AM - 1 PM