



GRASSROOTS
REALTY GROUP

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19 New Brighton Drive SE
Calgary, Alberta

MLS # A2239416



\$649,999

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,677 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Few Trees, Landscaped, Lawn, Rectangular		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: air conditioning, storage shed, metal pergola, , TV wall mount, play structure (owner can remove if buyer does not want it)

FANTASTIC 2-storey home in desirable New Brighton! Just steps to the 20-acre park with a clubhouse, a pond, walking/biking paths, playgrounds & splash parks! Two CBE schools are within walking distance (grade 1-4 and grade 5-9). This move-in-ready home offers updated Luxury vinyl plank flooring on the main floor. An open den just off the foyer would make a great home office or play room. Soaring 17 foot ceiling in the bright great room with a gas fireplace! Open concept kitchen offers white cabinetry, STAINLESS appliances, a large central island, & walk-through pantry to the laundry/ mudroom. Bright dining area. Private 2-pce main bath. Upstairs, a spacious master bedroom offers a walk-in closet and 4-pce ensuite w/ SOAKER tub & separate glass shower. Two large kids' rooms plus a 3-pce upper bath. Large WEST-facing backyard with mature trees, a freshly stained two-tiered deck & storage shed. A soon to be finished (Estimated finish July 25,2025) basement with 2 bedrooms, a wet bar and a den, complies with new legal basement development guidelines. With potential to be upgraded to a legal suite, all you need is a separate entrance and a kitchen for the basement! Double attached garage. AIR CONDITIONING. Other updates include NEWER ROOF SHINGLES in 2016, NEWER CARPETS in 2019 and a HOT WATER TANK in 2021