



GRASSROOTS
REALTY GROUP

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**152 New Brighton Landing SE
Calgary, Alberta**

MLS # A2242180



\$564,900

Division:	New Brighton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,492 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: Public

Sewer: Public Sewer

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this beautiful move-in ready single family attached home in the established community of New Brighton. Walk in to a lovely open floor plan, bright with natural light from large windows and from stylish modern lighting on the nine-foot ceilings. Rich hardwood floors and carpet accentuate the main-floor living area,. The spacious kitchen includes tons of work and storage space, with a large island, breakfast bar, and ample cabinets, finished with lovely tiled backsplash and stylish black appliances. The large walk-in pantry completes this handsome and practical kitchen. Living room features a gas-burning fireplace topped by a solid wood mantle. To complete the main floor, a two-piece bath is located off the foyer. Upstairs, the spacious master bedroom boasts a lovely ensuite with over-sized shower and walk in closet. There are nice sized second and third bedrooms upstairs for the kids or home office. The upstairs also features a four piece main bath. The home has dual front-door closets for storage of all your outdoor essentials. The basement is fully finished, and includes a spacious living area, and large four piece bathroom , as well as two storage rooms and laundry/utility room. The garage has been beautifully appointed with textured floor treatment, colour matched accents, and thoughtful storage solutions to create a unique and highly functional space. This home features a private fenced back yard with large deck, and mature trees. This home is located in family-friendly New Brighton, and is only steps away from parks, schools, walking paths, transit and all amenities, and with easy access to Stoney and Deerfoot Trails. The environmentally minded will appreciate the low flow toilets, LED lighting and energy efficient furnace and water heater.

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