



GRASSROOTS
REALTY GROUP

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**1559 New Brighton Drive SE
Calgary, Alberta**

MLS # A2242474



\$568,800

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,399 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: n/a

Incredible value in New Brighton. Immaculately maintained and cared for detached home just steps away from St Martha Cohen school. Fresh paint and updates throughout. Modern open plan flooded with natural light. Mature trees out front provide a secluded, private feel to the home hiding neighbors and traffic from view. Rich maple hardwood floors throughout main level. Large kitchen with ample storage, stainless steel appliances, central island with seating, & tons of storage space! Adjacent dining nook overlooks the rear yard & deck. 3 generous bedrooms up including oversize primary bedroom with both a full 4-piece ensuite and a deep walk-in closet. Private, fully fenced yard with huge rear deck. Detached double garage. Superb value for a single-family home in Calgary's SE quadrant, close to everything including schools, shopping, all the amenities of 130th Ave, & more!