



GRASSROOTS
REALTY GROUP

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1251 New Brighton Park SE
Calgary, Alberta

MLS # A2243440



\$610,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,594 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Welcome to your future home! a well maintained two-storey home nestled in the heart of the family-friendly community of New Brighton. Built by Jayman, this home will make you feel right at home from the moment you step inside; The mainfloor features **HARDWOOD FLOORING**, soaring **9FT CEILINGS**, and a bright **OPEN-CONCEPT** layout that offers both functionality and an abundant amount of natural lighting. The chef kitchen is equipped with stainless steel appliances, built-in oven and microwave, a functional and stylish electric cooktop and a range hood, ample storage, making it perfect for everyday living. A 2 pieces half-bathroom completes this floor. Just off the back mudroom, step outside to your own private retreat — a cozy deck complete with a pergola, surrounded by thoughtfully designed landscaping that’s as stunning as it is low maintenance. Upstairs, you'll find a spacious primary bedroom with a private ensuite, along with two additional well-sized bedrooms and a full bathroom. A convenient laundry room completes the upper level. The fully finished basement adds even more living space, featuring LVP flooring, a built-in electric fireplace, a large rec area, an additional bedroom, and a full bathroom — ideal for guests, older children, or extended family. This home is ideally located within walking distance of parks, schools, and the New Brighton Club, which offers fantastic amenities like a splash park, tennis courts, and skating rink. With quick access to both Deerfoot and Stoney Trail, commuting is a breeze and all parts of the city are within easy reach. Whether you're a growing family or simply looking for a turn-key home in a well-connected community, this will impress your whole family. Call your favorite Realtor today!

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