



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

139 New Brighton Walk SE
Calgary, Alberta

MLS # A2246711



\$401,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,166 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Oversized, See Remarks, Single G		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home! You've been looking for a place to call your own, and this end-unit townhome is it - with spacious open concept living, 2 primary bedrooms, 2 full and 1 half bathroom, and attached hugely oversized single garage. Your new home is naturally bright thanks to windows on three sides including N, S and E facing. The main living floor features generously size living room, dining room and kitchen in an open layout, as well a perfect spot for your desk, and a powder room. Light and cool colors give the entire home a relaxing vibe. The layout is perfect for spending time with family or entertaining - the kitchen has loads of functional countertop space including eating bar at the large island! You'll love backing an open lawn from your private deck with gas BBQ hookup for grillin' and chillin'. When it's time to relax privately, take your moments in either of TWO primary suites on the upper level, each with its own ensuite bathroom. The upper level also has your laundry room - how convenient! The lower level is where you'll find a cozy entrance, as well as your oversized garage - perfect for keeping vehicles warm and snow free in winter, as well as loads of storage. You also have a driveway into the garage, offering a dedicated second parking stall. Your beautiful home is located with quick access to practically everything! You are conveniently located close to shopping, restaurants, schools, and many other services including great community amenities, as well as quick access to major routes like Deerfoot and Stoney, making travel easy! Doesn't get much more convenient than that, so book your showing before this one is gone!