



GRASSROOTS
REALTY GROUP

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246 New Brighton Mews SE
Calgary, Alberta

MLS # A2247778



\$662,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,656 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Landscaped, No Neighbours Behind, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Negotiable		

SPACIOUS LIVING SPACE 2,234.7 SQ.FT. HOME + BIG GARAGE — perfectly situated on a QUIET CUL-DE-SAC IN NEW BRIGHTON! Walk to NEW BRIGHTON PUBLIC SCHOOL, close to ST. ALBERT THE GREAT, NEW BRIGHTON CLUB, parks, transit, and High Street. FULLY LANDSCAPED YARD WITH ENTERTAINMENT SPACE — widened front drive, stone exterior accents, full-width deck, attached sun awning, fenced yard for kids and pets. OPEN-CONCEPT MAIN FLOOR — tiled front & garage entries, main-floor laundry, added storage, 2pc bath, corner gas fireplace, and a RENOVATED KITCHEN (2025) with center island, sil-granite sink, REAL MARBLE GRANITE counters, subway tile backsplash, stainless steel appliances, soft-close white cabinets & pantry. BRIGHT UPPER LEVEL — front bonus room with vaulted ceiling, 2 spacious kids's bedrooms, large back master, and RENOVATED BATHROOMS with tile floors, granite counters, vessel sinks & modern faucets. FULLY FINISHED BASEMENT — rec room, flex room, built-in speakers, wall bar, full bath (2022), plus KARAOKE ROOM WITH SOUND ISOLATION. MAJOR UPGRADES LAST 5 YEARS — fresh paint (2025), new window coverings (2025), full kitchen renovation (2025), lighting (2024), flooring (2023), air conditioning (2023), new roof (2022), door alarms (front & back), casing & baseboard upgrades, quartz & granite countertops, plus other quality improvements since 2020. TURNKEY, MOVE-IN-READY HOME — stylish, functional, and loaded with features for today's lifestyle!