

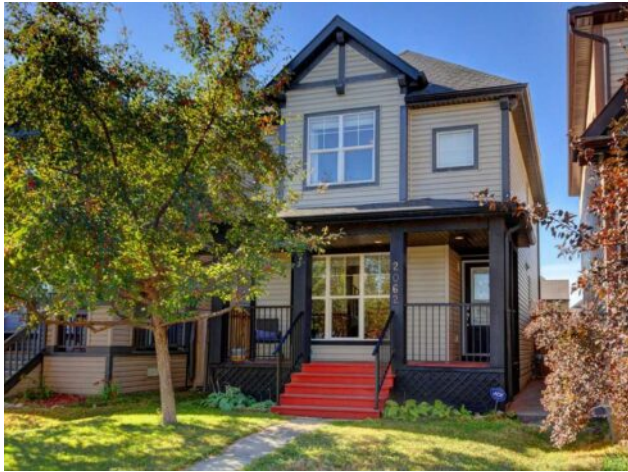


GRASSROOTS
REALTY GROUP

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**2062 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2248551



\$549,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,317 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, On Street, Over		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Gazebo		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Freestanding Gazebo, Fire Pit, Storage in Lower Level

HUGE GARAGE can park large 20' truck and SUV plus lots of room for all your storage needs. You won't be disappointed with this family home conveniently located on a quiet street, steps from a park. The large front porch welcomes you to this open layout property with 3 bedrooms and 2.5 baths. The central kitchen makes entertaining a breeze with easy access to the low maintenance stamped concrete backyard patio, with gazebo perfect for summer barbeques, and cozy evenings around the fire pit. Upstairs is the large master bedroom with walk-in closet and 3-piece ensuite. Two other bedrooms are joined by a 4-piece Jack and Jill washroom making this an ideal home for a growing family. Natural light floods the upper level from two sky lights. The lower level has large windows and awaits your personal vision. Close to amenities, community centre, parks (one at the end of the street), schools, transit and more.